

# DISTRICT OF UCLUELET



## PARKS AND RECREATION MASTER PLAN



*“Life on the Edge”*

Update September 4<sup>th</sup>, 2013

**AECOM**

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## Executive Summary

1. The District of Ucluelet is a small community of approximately 1,700 people on the west coast of Vancouver Island. Located on a peninsula, Ucluelet is surrounded by ocean on all three sides and set amid the coastal temperate rainforest. The residents enjoy a high quality of life that is substantially derived from its close proximity to the natural landscape and the abundant recreational opportunities that the outdoor setting provides. Ucluelet also has a strong sense of community that is reflected in the active and varied recreation programs offered by the District and the special events that occur throughout the year.

The Vision of the Ucluelet Parks & Recreation Department is to positively affect the overall health and well-being of the community by providing the best in Recreation, Tourism and Parks Services.

The Mission statement is to provide opportunities for quality recreational services, community events, conferences, workshops, and gatherings through outstanding programs, facilities and customer service.

2. The District of Ucluelet Parks and Recreation Master Plan (“Master Plan” or “Plan”) has been crafted to meet the following objectives:
  - Provide guidance to meet the demands of residents and visitors alike and to guide park and recreation development in the District over the next ten – twenty years;
  - Provide recommendations and guidelines for improving the existing parks, open space, trails and make recommendations for new parks and trails where analysis supports it ;
  - Analyze current recreation and cultural programs offered by the District, and make recommendations for improving the system; and
3. The Master Plan is built upon the following key strategies:
  - Continued development of the District’s trail system;
  - Development and acquisition of parks and open space,
  - Creation of a playground replacement program;

- The provision of additional or improved recreation programs, Arts & Culture initiatives and a means by which to assess their value to the community;
  - Continued investment and presentation of the District's diverse arts and heritage mosaic;
  - Ensuring a baseline service standard levels of quality of maintenance in facilities and parks;
  - Ensuring current trending and resources to address the interests of a diverse population;
  - Continued emphasis on the retention of the District's natural areas;
  - The delivery and support of services in cooperation with other organizations, including the School District, non-profit organizations and the private sector; and
  - The facilitating and assessing of events and festivals that celebrate the District's diversity and the Parks and Recreation Department's involvement.
4. In light of these key strategies, project priorities were identified. The priorities fall into four main groups: rehabilitation of existing facilities, proposed new projects, special events review and prioritization, and long term programming.
5. Priorities for rehabilitation of existing parks facilities include but not limited to:
- a. Playground Replacement:
    - St. Jacques Community Park - in concert with a community consultation on programming for the park (2013/2014); and
    - Edna Bachelor Park (2014/15).
  - b. Village Square Parks: integrate with planning department and future study on vicinity of the Village Square, ensuring the development of the parks meets the requirements of upcoming plans.
  - c. Review and set standards for signage, access and site furnishings at Terrace Beach , He Tin Kis and Little Beach Natural Parks; and
  - d. A review of options for Natural Parks/Parkettes.
6. The priorities for new projects are:
- a. A Walking Master Plan that includes the proposed Coast to Coast Connection and proposed Harbour Walk, and extensions to the Wild Pacific Trail; and
  - b. Enhancement to undeveloped green space at the ends of Matterson Drive, Alder Street and Norah Street.

7. Longer term future parks projects could include:
  - a. New parks in the Master Development Agreement Areas;
  - b. A new park and perimeter trail on Hyphocus Island;
  - c. A Japanese Memorial Garden; and
  - d. Frisbee golf course or Fitness Trail adjacent to the UCC.
8. With the Ucluelet Community Centre now in operation, the future of Seaplane Base Road Recreation Hall and its operational requirements needs to be assessed and determined given the need for extensive renovations, reallocation of facility type and long term needs.
9. There is a need to assess the feasibility of a clubhouse and a muster station area at Tugwell Field and with the potential of relocating Ukee Days to Tugwell Field. Lighting and site furnishing at Tugwell Field should also be reviewed. This location can also be looked at as an alternative site to the Seaplane Base Recreation Hall.
10. To ensure that programs and cultural programs remain relevant and responsive to the needs and interest of Ucluelet residents, the District should undertake a comprehensive assessment of recreation and cultural programs approximately every three – five years.
11. To ensure that Special Events and facilitation of them remain appropriate and relevant to the needs of the organizations and the department, the District will undertake a comprehensive assessment of special events approximately every three - five years.
12. Work with other municipal Departments to achieve the directions set out in the Official Community Plan and the Parks and Recreation Master Plan to support the arts and culture sector. This may include exploring the establishment of a local theatre group that would operate out of the Ucluelet Community Centre.
13. It is recognized that significant funds will need to be accessed in order to implement the various recommendations presented in the Plan. Funding sources may include
  - Existing resources (e.g. Five Year Capital Plan, taxation);
  - Partnerships with the private and non-profit sectors;
  - Development Cost Charges; and
  - grants from senior levels of government;
  - Resort Municipality Initiative funding
  - DCC/Amenities policy

# 1. Overview

## 1.1 Purpose of Parks and Recreation Master Plan

The District of Ucluelet Parks & Recreation Department retained planning and landscape architecture consultants from AECOM to help prepare a draft Parks and Recreation Master Plan (“Master Plan”, “Plan” or “PRMP”).

The Master Plan builds upon previous work undertaken, and coordinates closely with the District of Ucluelet’s new 2011 Official Community Plan (OCP). The plan functions as a complimentary document to the OCP, expanding on the policies related to parks, trails and open space, as well as heritage and culture.

Despite its small population, the District of Ucluelet offers a wonderful variety of recreational and cultural programs and seasonal events. The Ucluelet Community Centre, with its west coast architecture and range of amenities, is a great source of pride for its citizens. In conjunction with other existing facilities, including the elementary and high school, the Community Centre provides programs for all ages and interests. The PRMP evaluates these programs and seasonal offerings and recommends how they may be made even better.

There are few places that have such a wealth of physical beauty and proximity to nature as Ucluelet. The PRMP has an abundance of raw material to draw upon in terms of proposing a great variety of parks and trails for the District. At the same time, the Plan must ensure that the design guidelines proposed are sensitive to the smaller scale and informal spaces that characterize current Ucluelet development, and which gives the place its charm. The enhancement and protection of the rainforest landscape around and within Ucluelet will be reflected in both the broader objectives and specific design details recommended. It is envisioned that Ucluelet is an indigenous part of the rainforest landscape, with its parks and green spaces providing that vital link between people and the landscape.



In essence, the two pillars of the PRMP are the organized activities offered by the District, and the green/ open spaces of the Ucluelet landscape. Their considered development will strive to bring the greatest benefit to as many people as possible, thereby enriching the community overall. This in turn will be a draw for tourists, reinforced by attention paid to ease of park and trail access, signage, program development for visitors and marketing of Ucluelet’s many attractions and outdoor activities.

## 1.2 Goals and Objectives

Several overall goals were identified for the Master Plan to achieve. They were arrived at principally through the development of the District's new Official Community Plan, in conjunction with discussions with District Staff, and review of the results of the 2008 District of Ucluelet Recreation and Culture Survey. The goals of the Master Plan are to:

- Respond to the anticipated growth in the community with strategies to meet the demands of residents and visitors to Ucluelet and to guide park and recreation development in the District over the next 10 – 20 years;
- Provide recommendations and design guidelines for parks, open space, trail and recreation system;
- Assess and make recommendations for the multi-use of the UCC and the long term goal of dual operations for the facility i.e. conference services;
- Analyze current recreation, Special Events and cultural programs offered by the District, and make recommendations for sustaining and improving the service; and
- Make recommendations for new parks and trails and with comprehensive and inclusive public consultation.



## 2. Project Methodology and Existing Work

### 2.1 Project Methodology

The project methodology to date is described in more detail below. It has included a review of background information, site reconnaissance and meetings with District staff and the Parks and Recreation Commission during start up of the project. An initial public consultation session provided valuable information at the outset of the project. Draft directions and priorities for the Plan have been reviewed with District staff, Recreation Commission and will be further refined in upcoming stages of the Parks and Recreation Master Plan process.

#### Step 1: Review of Background Information

The Master Plan has been able to draw on ample background information, including mapping, air photographs, survey and analysis work done to date. (see Section 2. 2 Existing Work).

The work of the Official Community Plan has provided up-to-date mapping information on land use, zoning, and policies related to parks and open space. The Parks & Recreation staff has provided program schedules, content and current methods of information distribution.

The background information collected is the foundation with which to build the Master Plan.

#### Step 2: Project Start Up

In addition to several introductory telephone meetings between District and AECOM staff in the spring of 2011, the consulting team also visited Ucluelet several times, particularly during the development of the OCP. In June of 2011, AECOM visited Ucluelet to gather on the ground information and to meet with District Staff in regards to the Parks and Recreation Master Plan.

#### ***Site Reconnaissance (June 2011; October 2011)***

Parks were reviewed, trails and streets walked and many photos were taken. Various businesses in the Village were also visited. The Wild Pacific Trail route was walked and signage, seating and viewpoints noted. Disruptions in continuity of the trail were also noted. District staff also gave a guided tour of the park spaces, with information provided on ideas and issues for the sites, facility use and maintenance.

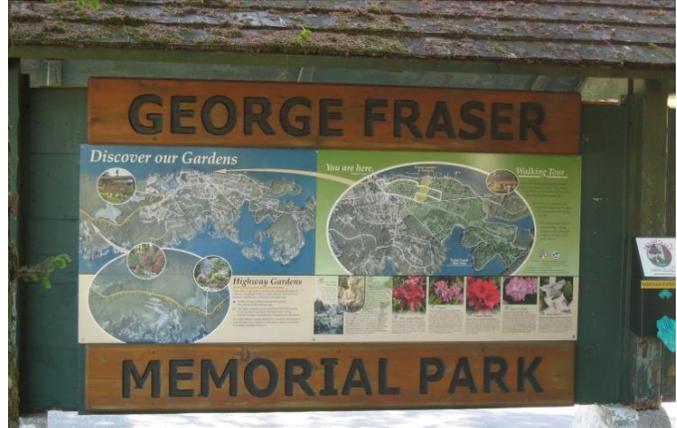
#### ***Meeting with District representatives***

Following the site visits, AECOM met with District staff and members of the Recreation Commission to discuss the issues and objectives for the plan.



Some of the comments/issues discussed included:

- The PRMP must consider current and anticipated demographics: for example, there is a mini baby boom occurring in Ucluelet – recreation programs must anticipate future demand based on this;
- A playground replacement plan is required; current facilities are few and somewhat out of date;
- As a result of the efforts expended to build the Community Centre, there is no single large equivalent project foreseen in the near future that the Master Plan must address. Rather, it may propose a balanced development of various items including neighbourhood parks, trails and program development and assessment;



- Two recreation projects that need to be assessed and planned for include a clubhouse/hard sport surface facility and lighting at Tugwell Field;
- A potential project could be a waterfront walk on the harbour side of town;
- It is hoped that the Master Plan will propose a template for planning recreation programs, and a methodology for assessing the success of specific programs;
- Current gaps in programming include activities for seniors and the “twenty-something” set;
- Recreation programs have the ongoing challenge of securing qualified instructors;
- Communication and marketing of recreation programs and their assessment within the PRMP;
- The District uses the high school facilities to provide programming in the evenings and weekends; the elementary school is used occasionally as required;
- A theatre group would be appreciated;
- Tourism impact on the Community and facilities as well as infrastructure through the Resort Municipal Initiative;

- The Parks & Recreation Department would like to use more native planting in their parks;
- The future of the Seaplane Base Road Recreation Hall and potential reallocation of type of facility must be considered; and
- The Recreation Commission is an advisory board to Council; what activities can they support? The plan could provide objectives and guidelines to their mandate; could there be a First Nations representative on the Commission?

### Step Three: Public Consultation One: Gathering Information

When the site findings and survey materials were prepared, a Public Consultation session was held. Its chief objective was to gather the community's ideas, preferences, issues and aspirations for their parks and recreation services.

The event was held on October 26, 2011 in the Ucluelet Community Centre foyer, and was well attended by residents of a wide range of ages.

An Opportunities and Constraints Map was presented for feedback from the community (Figure 1). The intent of the map was to identify the existing open spaces within the District, existing and potential links between them, and the possible physical or other constraints in development. The opportunities and constraints are shown within the context of existing facilities and amenities, and their relationships to them are noted on the map.

The Opportunities and Constraints Map and the Activity and Program Matrices<sup>1</sup> promoted discussion among participants, with notepads, pens and sticky dots available for participants to post their preferences and comments directly on the display boards. A more detailed written survey was also on hand for people to fill out at the session, or take home and return later.



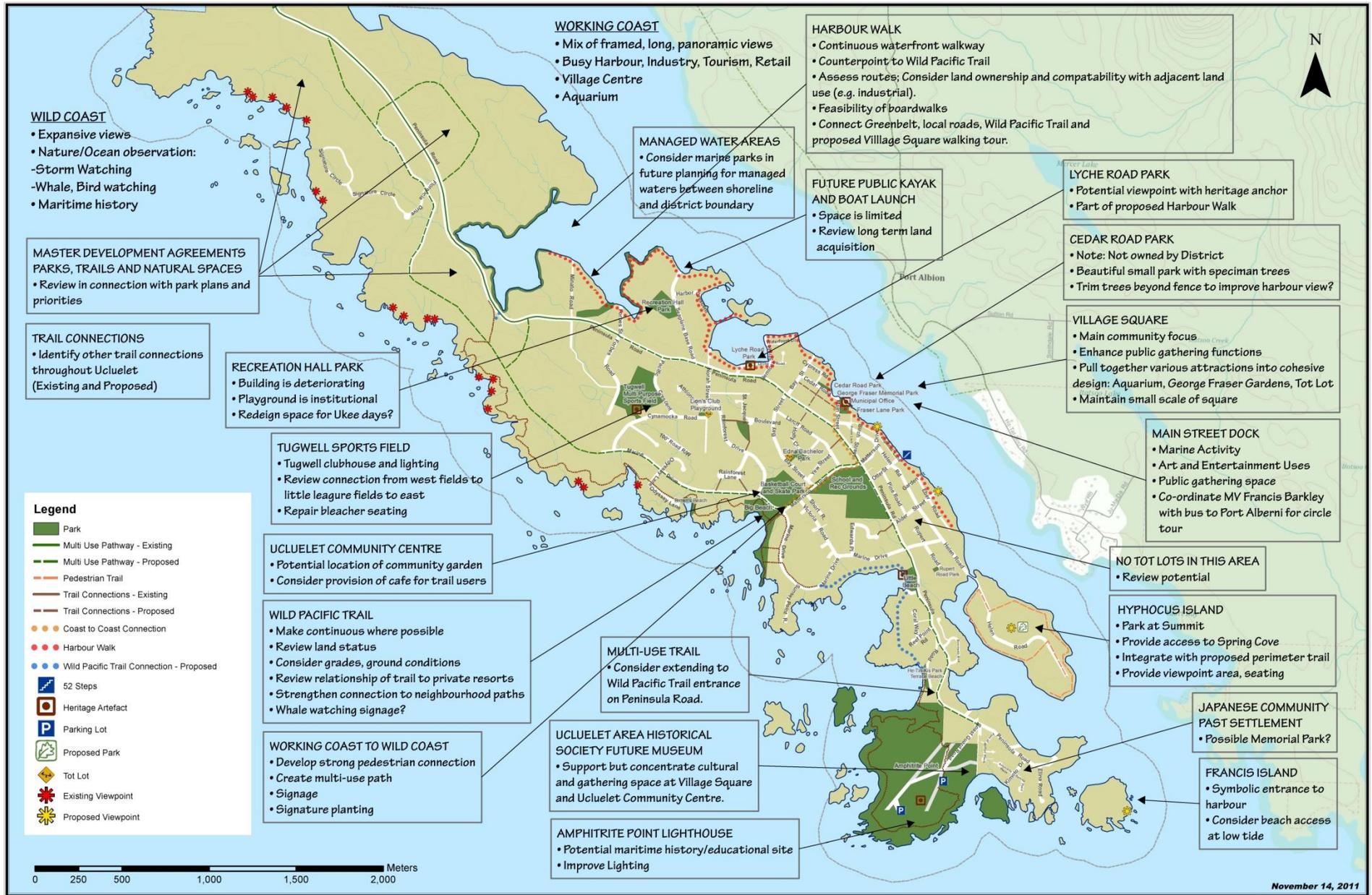
#### <sup>1</sup> **Activity and Program Matrices**

Activity and Program Matrices (see Appendix B) were developed for the public consultation. Their purpose was to display within a matrix, six categories of existing parks, trails, recreation programs and proposed projects and to gather the public responses to survey questions, in a graphic and interactive format.

The findings of the Open House were tabulated and are summarized in Appendix A. Participants were asked how often they use specific trails and walkways. The response to almost all of these questions was “very often”. This was particularly true of the Wild Pacific Trail, and for walking and biking for leisure. This speaks to the relatively high level of interest in physical modes of transportation within Ucluelet.

During the Project Start Up phase, information was gathered from meetings with District staff, site visits, previous documents and the Public Open House. These findings were then reviewed and analyzed, together with the outcomes from the 2008 the Public Consultation Phase.





Ucluelet Parks and Recreation Master Plan: Opportunities and Constraints

DRAFT

Figure 1: Opportunities and Constraints Map

## 2.2 Existing Work

There is an extensive bank of existing work which was used as a foundation for the Parks and Recreation Master Plan.

The following documents were reviewed:

- District of Ucluelet Recreation and Culture Survey – November 2008
- District of Ucluelet, Parks and Trails Master Plan, 2010
- Ucluelet Master Plan -Recreation & Tourism Management Students, Vancouver Island University, July 2009 – March 2010
- District of Ucluelet Official Community Plan –2011
- Master Development Agreements (Weyerhaeuser Company Ltd., Island Timberlands GP Ltd.)
- Maps: District of Ucluelet OCP, Transportation Plan and other maps, Tourist Maps from Tourism BC
- Photographs; Aerial photographs and site photos
- Recreation Program Calendars and website information
- Infrastructure Planning Grant Program Form (Paths and Trails Grant Application)

A summary of findings from some of the key documents is given in the following sections:

### i) 2008 District of Ucluelet Recreation and Culture Survey

The **2008 District of Ucluelet Recreation and Culture Survey** by Points of View Research & Consulting was completed by 111 community residents and provided critical information regarding residents' use/participation and satisfaction of recreation facilities and programs within Ucluelet. The mail survey also identified what residents felt were missing in terms of facilities and programs. *\*Please note these finding where prior to the opening of the UCC.*



Key findings are summarized below:

- 96% of survey respondents say that they or someone in their household engages in outdoor activities within the District and/or participate in Recreation Department-sponsored drop-in or registered programs and community events;
- The top three reasons for residents not registering for programs and activities offered by Ucluelet Recreation Department were: *the programs do not reflect my interests, lack of time, and the days or times of programs are not convenient*;
- “Outdoor activities with their family, friends or a club” is the number one source of recreation in Ucluelet for youth and adults; and;
- The majority of survey respondents (72%) either feel adequately informed or very well informed about public recreation programs and facilities in Ucluelet. The main source of information is Ucluelet Recreation Department’s brochure, Facebook page, followed by the Westerly; other local media

- An opportunity for improvement is programming for 13 year olds and older;

- There was a high level of satisfaction with facilities operated or used by the Recreation Department, including the outdoor basketball court, trails for walking or cycling, sports fields and diamonds, parks, beaches, gardens, skateboard park, outdoor spaces for gatherings, and spaces for outdoor recreation;



- The majority of respondents were also satisfied with various attributes of programs offered by the Ucluelet Recreation Department, including class sizes, quality of instruction and location convenience;
- Some dissatisfaction was expressed with both indoor and outdoor recreation facilities and programs; some of these comments are identified in Section 3 below.

## ii) The Ucluelet Master Plan – Background Research Document

The *Ucluelet Master Plan – Background Research* document was completed in 2009 by students from Vancouver Island University and provides an inventory of parks and open spaces in the District. The study classified the parks and open spaces into five categories (nature park, community park, neighbourhood park, greenbelt, and parkette) and identified the following key gaps to be addressed:

- Bike racks: These were lacking (at time of study) in all parks and open spaces;
- General signage: Only a couple of parks and open spaces (e.g. Big Beach) were using general signage to identify the location of the park/open space;
- Wheelchair accessibility: This is needed within the parks and open spaces system;
- Safety signage: This is missing in some of the parks and could help with risk and safety management of parks and open spaces;
- Linkages: There is a lack of connections between some parks and open spaces, particularly those in the same area; and
- Waterways: It is difficult to access some waterfront areas.

## iii) The District of Ucluelet Official Community Plan

The *District of Ucluelet 2011 Official Community Plan* outlines a long-term land use vision and strategy for the community. It includes policies for parks, trails and open spaces within the District which would be co-ordinated with those of the PRMP. Key policies and recommendations from the OCP include the following:

- **Protect and Maintain Existing Parks and Trails:**  
Existing parks and trails are to be maintained and protected, with guidance from recommendations in the District's Parks and Recreation Master Plan. Mechanisms to help protect parks and trails that can be explored may include, but not be limited to, OCP designation, zoning, or acquisition and dedication of land by the District;



- **Support Property Owners and Developers:**

The District will work with property owners and developers to:

- Further support existing green spaces (e.g. trails and playgrounds);
- Increase green space; and
- Create linkages between green spaces within the District (e.g. retain treed areas and securing mid-block pedestrian connections in the Village Square) and to the outer side of the peninsula, including connections to the Wild Pacific Trail;

- **Coordinate Planning Documents:**

Coordinate OCP policies related to parks, trails, playgrounds and open spaces with the District's Parks and Trails Map, Parks and Recreation Master Plan, and the Transportation Plan (as it relates to cycling and walking trails);



- **Maintain and Increase Public Access to the Waterfront:**

The District may work in partnership with landowners, businesses and the development community to maintain and increase public access to the water. Some new opportunities for increased access to the harbour include:

- A park, viewpoint or open space at the end of Matterson Drive, serving as an anchor on one end of this unique street, linking the Inner Harbour (Working Coast) to Big Beach (Wild Coast) across the peninsula; and
- A park, viewpoint or open space at the end of Alder Street and the City-owned water lot.

- **Explore options for Hyphocus Island:**

Explore the development of a park or open space at the summit of Hyphocus Island and trail along the perimeter of Hyphocus Island. Design will need to be sensitive to the existing context of the area to ensure that the park, open spaces and trails are well integrated with adjacent uses and natural features, such as the sewage lagoon and the island's topography;

- **Protect the Wild Pacific Trail:**

Protect and create viewpoints along the Wild Pacific Trail (WPT). The Wild Pacific Trail should follow the coastline as much as possible. All new developments will provide for a WPT route that is deemed acceptable to the District.

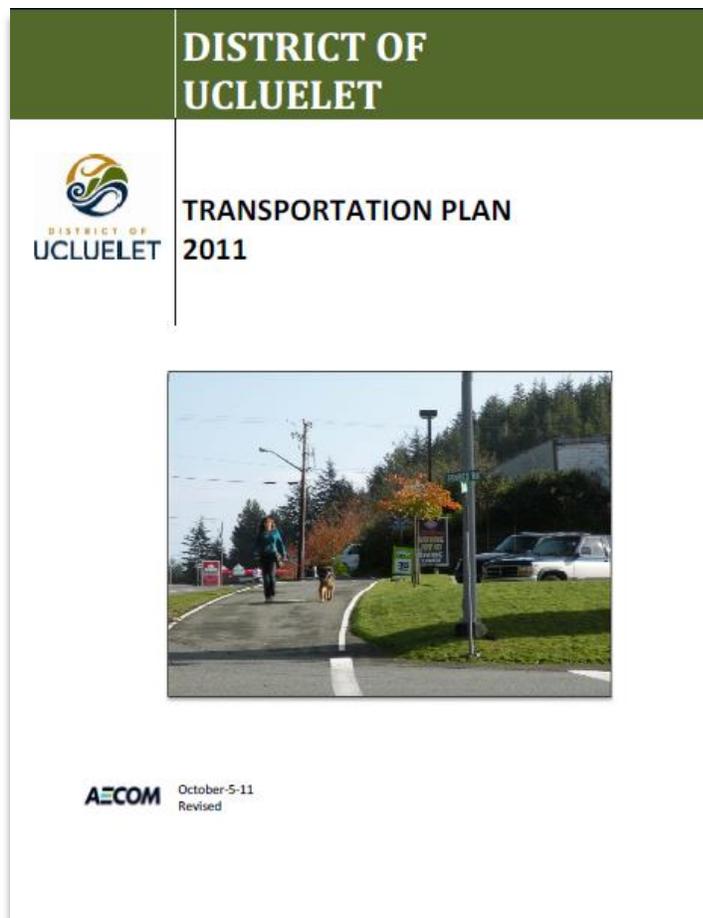
- **Provide Amenities in Public Spaces:**

Provide public amenities in parks or along trails, in accordance with the Parks and Recreation Master Plan and Transportation Plan, which may include, but are not limited to playgrounds, bike racks and covered seating areas.

#### iv) The District of Ucluelet Transportation Plan

The **Transportation Plan** for the District of Ucluelet was approved by Council in October 2011. The Plan contains several policy directions that are relevant to the Parks and Recreation Master Plan. These include the following:

- Develop a safe network of bicycle and pedestrian routes into and throughout the District;
- Encourage active forms of transportation as a viable and routine alternative to the private automobiles in order to reduce GHG emissions;
- Integrate transportation and land use management initiatives to help sustain a compact and walkable community; and
- Develop a proposed walking trail tour that would connect the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town (see Appendix C).



### 3. Review of Existing Facilities and Programs

This section provides a review of existing facilities and programs. Findings are based on previous work, survey analysis, the Official Community Plan, the Transportation Plan and the results of the Public Open House in October 2011. These findings are the focus of the analysis, and provide a basis for the recommendations in the Master Plan to follow (Section 4).

#### 3.1 Inventory and Analysis Tables

The Inventory and Analysis Tables shown below have gathered together all of the survey and reconnaissance work done to date into one comprehensive list. It includes the District of Ucluelet Recreation and Culture Survey (Points of View, Nov.2010), and the Recreation and Tourism Facilities section of the Parks and Trails Master Plan (2010). Combined with current research carried out by AECOM for this document, the tables identify existing amenities found at each site, gaps in the amenity offerings, and a summary of findings from the Master Plan Open House held in the Ucluelet Community Centre on October 26, 2011.

##### ***Park Classifications***

In parks planning, it is useful to identify park type classifications within a park and open space system. Parks classifications act as a guide and template for analysing existing park facilities and developing design standards, as a natural park may require a different kind of site furnishing or planting than an urban park. For large centres, these classification systems can be extensive. Because Ucluelet is a small community of 1,600 people, a detailed slate of park types is not necessary. Instead, three main park types for Ucluelet have been identified:

- 1) **Community Parks**
  - a. including playfields and small neighbourhood parks with tot lots
- 2) **Urban Parks**
  - a. within the Village Square area and with potentially more paving and special features
- 3) **Natural Parks/Parkettes**
  - a. including beaches and forested parks where there is minimal clearing and/or development and the common feature may be a trail

These categories will be used in this document in the analysis of existing park and open space facilities, in the development of proposed parks, and in the design guidelines section.

In the Inventory and Analysis Tables, Ucluelet's existing parks and open spaces are grouped into the three park categories.

### 3.2 Existing Parks & Open Space

URBAN PARKS			
PARK NAME	EXISTING AMENITIES	AMENITY GAPS/ COMMENTS	PUBLIC OPEN HOUSE (Oct. 2011) SUMMARY FINDINGS
Cedar Road Park	Swing set Specimen trees Some harbour views Picnic table (2)	Part of Fish Plant property (not publicly owned) Dogs allowed on leash	Respondents generally satisfied with site furnishings but not with signage
Lyche Road Park	Picnic table (1)	Very small grassy area Historical monument Unofficial park that is included within Lyche Road right-of-way	(specific question not asked but Lyche Road Park is generally part of the “Small Craft Harbour” area, about which respondents were generally divided on signage and generally satisfied with aesthetics; see Table 2.
Village Square Parks  Includes; <ul style="list-style-type: none"> <li>George Fraser Memorial Park</li> <li>Open Space around Municipal Office</li> <li>Main St. Dock</li> <li>Fraser Lane Park</li> </ul>	<p><b>George Fraser Memorial Park:</b> Picnic table (1) Bench (1)</p> <p><b>Municipal Office:</b> Picnic table (3) Open grassy area Large trees along perimeter</p> <p><b>Fraser Lane Park:</b> Picnic table (1) Small playground with swing set and slide Small grassy area Perimeter fencing</p>	No shelter for rain Parking available	Respondents generally unsatisfied with signage, site furnishings and access  Comments that “Fraser Lane Park” is a more appropriate name than what was noted on Opportunities and Constraints map as “Waterfront Park”

Table 1: Existing Urban Parks



COMMUNITY PARKS			
PARK NAME	EXISTING AMENITIES	AMENITY GAPS/ COMMENTS	PUBLIC OPEN HOUSE (Oct. 2011) SUMMARY FINDINGS
Basketball Court and Skate Park	Basketball Court (1) Skate Park (bowls, rails and ledges)		(specific question not asked)
Big Beach	Multiple picnic areas (one sheltered) Washroom Small parking lot	Not wheelchair accessible Wild Pacific Trail runs through Big Beach	Generally satisfied with site furnishings, access and aesthetics <i>but</i> not satisfied with signage Needs more parking
Edna Bachelor Park	Playground set with slides, Monkey Bars Picnic Table (1)		Generally unsatisfied with existing playground
Lion's Club Children's Playground	Grassy area Swing sets (2) Playground Picnic table (2) Perimeter fencing	Dogs allowed	Very satisfied – new equipment 2012
Recreation Hall Park (Seaplane Base Field)	Grass field Perimeter fencing around playground and recreational field Soccer goals (2) Bleachers (2) Large parking area Picnic tables (2) Playground: sand, swing set, monkey bars, dinosaur, digger		Generally not satisfied with facility, signage or playground equipment Satisfied with access Drainage a concern Integrate land in future seaplane base development add landscaping Improve playground
School Sports Fields, BMX Park & Tennis Courts	<b>High School:</b> Baseball diamond (1) Running track Dog Waste Bags Bike rack  <b>Elementary School:</b> Soccer net (2) Baseball diamond (2) Basketball Court South Playground: swing set North Playground: wooden playground, sand , tire swings  <b>Tennis Courts:</b> Paved playing surface Tennis courts (2)  <b>BMX Park:</b> jumps, berms, rhythm section	Parking off Marine Drive	BMX Track: responses ranged from satisfied, to indifferent to not satisfied. More respondents were either indifferent or not satisfied with aesthetics
Small Craft Harbour	Picnic tables Viewpoints Gravel trails Water lots managed by Small Craft Harbour	Improvements made in 2011 to trail, signage, picnic areas	Respondents divided on signage Comments on placement and aesthetics of new sign Generally satisfied with aesthetics Interest in walkway to connect small Craft Harbour to Village Square

COMMUNITY PARKS			
PARK NAME	EXISTING AMENITIES	AMENITY GAPS/ COMMENTS	PUBLIC OPEN HOUSE (Oct. 2011) SUMMARY FINDINGS
St. Jacques Park	Currently Undeveloped	Rights of way exist for trail connections	(specific question not asked)
Tugwell Multi-purpose Sports Field	Multi-purpose field Soccer Fields (2) Baseball diamonds (2) Toilet (1) Bleachers (6) Parking (60 vehicles)	Surrounded by residential housing No washrooms or concession	Drainage an issue

Table 2: Existing Community Parks



NATURAL PARKS			
PARK NAME	EXISTING AMENITIES	AMENITY GAPS/ COMMENTS	PUBLIC OPEN HOUSE (Oct. 2011) SUMMARY FINDINGS
All parks			Signage is needed at beach access points and beaches should provide dog waste bags.
Amphitrite Point	Bench (2) Outhouse Parking Viewpoint Dog waste bags Wild Pacific Trail donation box	Surrounded by native forest	(specific question not asked)
Brown's Beach	Parking lot Toilet (1) Wild Pacific Trail donation box	Wild Pacific Trail runs through Brown's Beach Not wheelchair accessible	(specific question not asked)
He-Tin-Kis Park	Picnic tables (2) Outhouse Parking	Surrounded by native forest	Generally satisfied with signage, site furnishing and aesthetics Access points need to be clear
Little Beach	Toilet (1) Parking Lot	Actual name is Cla-Wa-Chulk-Tu Not wheelchair accessible	Generally unsatisfied with signage, site furnishing and access Interest in historic aspect (First Nations midden)
Minato Road Stream Protection Area	Undeveloped Stream Protection Area	Undeveloped Owned by district Stream Protection Area	(specific question not asked)
Rupert Road Park	Undeveloped lot Accessible to adjacent community	Undeveloped Provincial Crown land borders south side	Specific question not asked but comment placed on opportunities and constraints map to develop the park
Terrace Beach	Picnic table (2) Outhouse Parking Map board/ pamphlets	Surrounded by native forest	Generally not satisfied with signage, access and site furnishings Access points need to be clear (beach is public but access appears to be through private property)

Table 3: Existing Natural Parks



### 3.3 Existing Facilities

EXISTING FACILITIES			
FACILITY NAME	EXISTING AMENITIES	AMENITY GAPS/ COMMENTS	PUBLIC OPEN HOUSE (Oct. 2011) SUMMARY FINDINGS
Ucluelet Community Centre	3 Multi-Purpose Rooms Dance Studio Teen room Theatre Office Kitchen Daycare Library Washrooms/Showers	Complements the outdoor amenities in the Village Square Park  Plays an important role in hosting most of the indoor recreation programs ranking highest satisfaction by the residents.	Satisfied with various components of UCC Slide for waiting parents
Elementary School Gym			Most respondents satisfied; a few indifferent
Seaplane Base Recreation Hall	Recreation Hall with capacity of 150 people Parking for 150 cars Kitchen – no longer Washrooms Some Storage areas	Older building  Built during World War II	Building has modified heritage designation Would like its use redefined (e.g. add rink/flooring) Attractive landscape adjacent to it.
Secondary School Gym	Gym capacity of 675 people Band Room with capacity of 266 people Stage Kitchen		All respondents satisfied
Ucluelet Athletic Club Hall	Recreation Hall with capacity of 100 people Parking (50 cars) Kitchen Stage Small storage area	Wheelchair Accessible	Generally satisfied

**Table 4: Existing Facilities**



### 3.4 Existing Trails

EXISTING TRAILS			
TRAIL NAME	EXISTING AMENITIES	AMENITY GAPS/ COMMENTS	PUBLIC OPEN HOUSE (Oct. 2011) SUMMARY FINDINGS
General – All Trails		Signage required at access points	<p>Would like to see more trails and sidewalks</p> <p>Most respondents reported they:</p> <ul style="list-style-type: none"> <li>• Walk for leisure/exercise often</li> <li>• Ride a bike for leisure/exercise often</li> <li>• Use a bike to get around often</li> <li>• Sometimes walk to the store</li> </ul> <p>This reflects the high levels of activity in the community</p>
Wild Pacific Trail	<p>Hiking only trail</p> <p>Variety of surfaces (boardwalks, unpaved,)</p> <p>Information boards at west entrance and Amphitrite Point—other</p> <p>Parking – at Amphitrite Point and others locations</p>	<p>Primary trail in the District</p> <p>Parts are wheelchair accessible</p> <p>Connections to create continuous trail are desirable</p>	Used often (trail that received the most responses of being used often)
Peninsula Road Multi-Use Trail	<p>Off-road path</p> <p>Approximately 8 km in length from District boundary to Forbes Road</p> <p>Paved for most sections</p>	Trail is intermittent in some segments (e.g. east of Forbes Road and east of Little Beach to Coast Guard Road)	Respondents noted that they only sometimes or never bike this trail; and only a few walk it often
Neighbourhood Trail Connections		<p>Connections to Rainforest Drive secured via rights-of-way and are landscaped</p> <p>Connection from Peninsula Road to Blueberry subdivision landscaped</p> <p>Access and boardwalk to Sunset Point Viewpoint secured via right-of-way</p>	Many respondents reported “sometimes” using these connections

**Table 5: Existing Trails**

### 3.5 Existing Programs and Special Events

Program/ Event	Summary of Previous Research*	Public Open House (Oct. 2011) Summary Findings*
<b>Registered Community Programs:</b>		
General	See Section 2.2 for additional background	
West Coast Soccer League		Generally satisfied (5 responses)
Preschool Programs		
Children's Cooking Class		
Children's Fitness Ball		
Children's Soccer		
Children's Dance		
Children's Purple Dragon		Generally satisfied (4 responses)
Youth Programs		
Arts Programs		
Culinary Programs		
Yoga Programs		
Adult Fitness		Satisfied
Drop-in Volleyball		
Drop-in Soccer		
Drop-in Basketball		
Drop-in Badminton		Generally satisfied (two responses)
Swimming	High participation rates at indoor pool, especially among children, youth and young adults; less for middle and older adults;	
<b>Seasonal Events:</b>		
Terry Fox Run		
Halloween Howl		
Breakfast with Santa		Generally satisfied (3 responses)
Harbour Lights Sail Past		Generally satisfied (3 response)
Pacific Rim Whale Festival		Generally satisfied (5 responses)
Earth Week		Needs more focus
Canada Day		
Ukee Days		Generally satisfied (6 responses). Expensive for some (e.g. rides)
*limited information available in background work; previous surveys undertaken prior to opening of Ucluelet Community Centre; limited response at Open House (two or less responses)		

**Table 6: Existing Programs and Special Events**

## 4. The Master Plan

The Parks and Recreation Master Plan comprises several components including improvements to existing parks and trails, recommendations related to playground planning, enhancements to undeveloped green spaces and new parks and trails. The major improvements and new projects are displayed on the Parks and Recreation Master Plan. (Figure 2) Those improvements to existing facilities and improvements that are significant are described in further detail in the text below, followed by descriptions of proposed new projects. General Design Guidelines for each park type are also included in this section.

Achieving the directions in this plan is expected to take place over time and involve the co-operation of many sectors. Section 5 outlines the priority parks and recreation improvements and associated budgetary requirements. Parks and recreation priorities will shift over time. As such, the directions in this plan are intended to be revisited every three to five years.

### 4.1 Improvements to Existing Parks, Trails, Facilities and Programs

#### i) The Village Square Urban Parks

The Village Square is the central area of Ucluelet's commercial and working harbour and refers to a somewhat loose grouping of civic attractions such as George Fraser Memorial Park, Ucluelet's Municipal Office & Main St. Dock and Fraser Lane Park.

As the heart of Ucluelet, this area embodies Ucluelet's cultural and local community, where locals and visitors can experience daily life in a coastal village. The area is lively and busy, and there are wonderful views of the harbour to the east. However, the lack of coordinated signage, random access and no identified central gathering space prevents the Village Square from fulfilling its potential.

What is needed is the creation of a civic place that would pull together the various amenities of the Village Square by improving access to them and making them a part of a holistically programmed and designed space. The best design would preserve and enhance the wonderful views of the nearby forested slopes, the working harbour, and the small scale charm of the area. Issues of land ownership, road alignment and service access would also need to be considered.



#### Recommendation

The development of the Village Square is seen as a priority project for the District given the great benefit to the community in terms of enhancing identity with a central civic space, and the subsequent benefits to Ucluelet's image as a tourist draw. A more detailed review of the parks within the Village Square Parks should be integrated with the planned future study on Ucluelet's Inner Harbour and the focus on lands and water lots in the vicinity of the Village Square. This would be a joint project with the Planning Department.

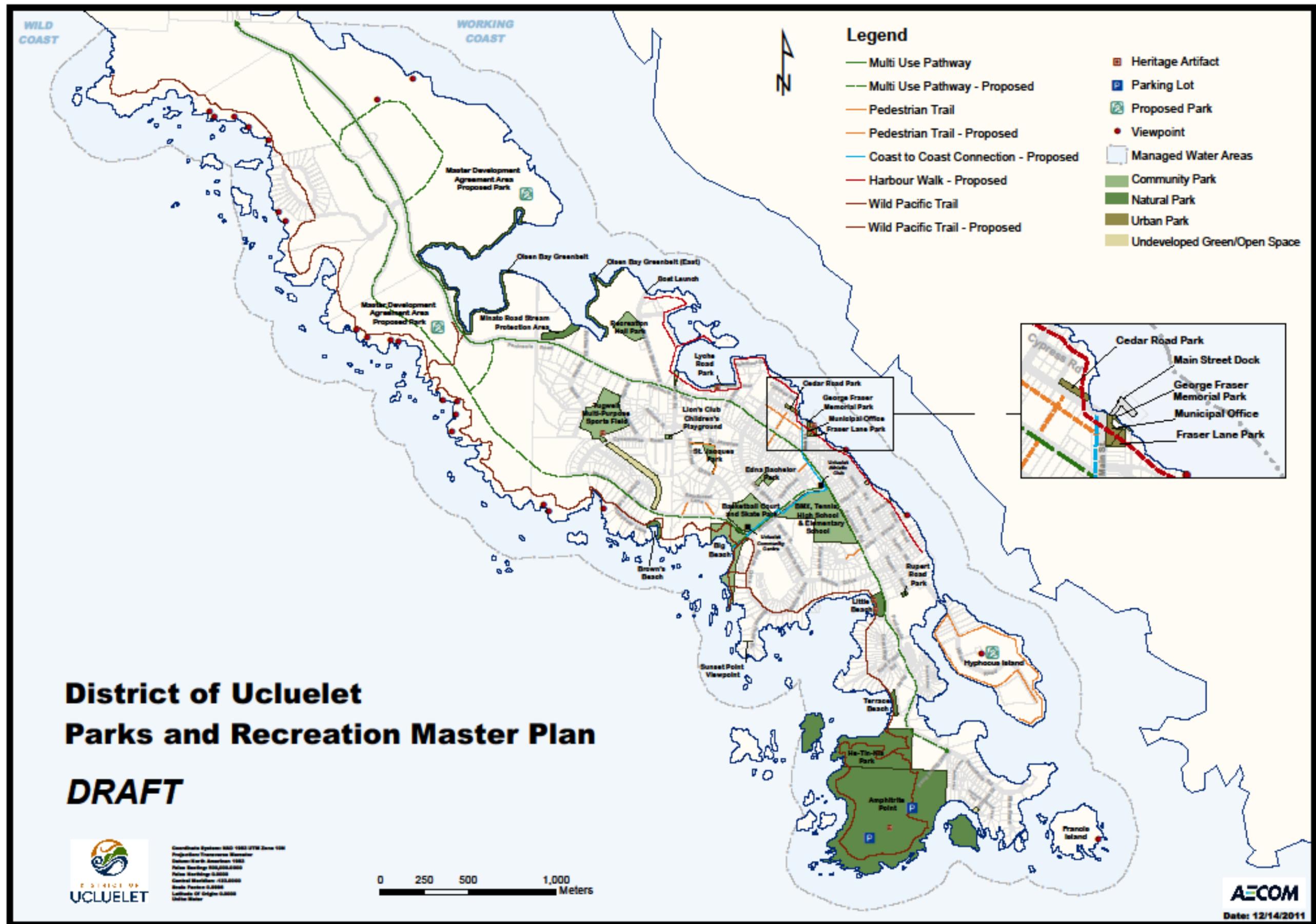


Figure 2: Master Plan Map

### ii) St. Jacques Community Park

St. Jacques Park is an existing dedicated park owned by the District of Ucluelet that has not been developed. It is surrounded by a senior's care facility apartment building, a residential neighbourhood, and undeveloped areas of land. Gravel trail connections are provided between St. Jacques Boulevard and Rainforest Drive. The area is not lit.

#### **Recommendation**

Undertake a community consultation process in 2013/14 to explore and identify park appropriate programming requirements, given the diverse neighbourhood population and expectations for the park. A children's playground may be desirable. Potential safety enhancements should also be considered. While current budgetary resources are anticipated to be available for the consultation process, external funding sources (e.g. UBCM) would be required to assist in possible park design and construction.



### iii) Rupert Road Natural Park

Rupert Road is the unofficial name to a District owned lot at the east end of Rupert Road. The park is undeveloped and its public tenure appears to not be well known in the community. Rupert Road Park is classified currently as a natural park, in recognition of its current undeveloped condition. Provincial Crown land borders Rupert Road Park to the south and extends to the shore along Spring Cove. The surrounding area is designated for single family residential land use.

#### **Recommendation**

Initiate discussions with the Province to explore a potential land exchange or access agreements that may enhance public access to Spring Cove. Undertake a community consultation to review options for any future development of the park. Review accuracy of park classification (e.g. should "community" park be deemed more appropriate). Review/update land use designation in OCP (currently designated residential).



#### iv) Olsen Bay Greenbelts

Two greenbelts along Olsen Bay are identified in the District's Official Community Plan as having important ecosystem values. The larger *Olsen Bay Greenbelt* extends along the majority of the bay's shoreline and is surrounded by lands located within the former forest reserve lands (Master Development Agreement area on the north side of Peninsula Road, lands which are designated as Comprehensive Development in the OCP). The OCP indicates that while public access to the water is generally encouraged, it needs to be commensurate with ecosystem values and adjacent land use.

The smaller *Olsen Bay Greenbelt (East)* is situated at the eastern entrance to Olsen Bay and is also identified in the Official Community Plan as parks and open space, but in conjunction with the industrial designation of surroundings lands (west side of Seaplane Base Road). The OCP further has a policy to:

- protect and enhance this sensitive ecosystem by maintaining a naturalized shoreline;
- require a comprehensive plan of development at the time of redevelopment;
- provide public access to water in a manner that is commensurate with permitted (future industrial) land uses

#### **Recommendation**

Maintain both Olsen Bay Greenbelts as natural greenbelt, with limited access to support important ecosystem values. At the time of development of the surrounding lands, require an environmental evaluation of the greenbelts to ascertain more fully ecosystem value and identify resources (e.g. significant trees) that are to be retained post-development.

#### v) He Tin Kis, Terrace Beach and Little Beach Natural Parks

All three parks were the subject of dissatisfaction at the 2011 Open House regarding access, signage, site furnishings and aesthetics. Terrace Beach particularly fared poorly.

#### **Recommendation:**

Undertake a review of all three parks' signage, access and site furnishings.

Review the Official Community Plan designation for the lands between Terrace Beach and He Tin Kis Natural Parks.

#### vi) Tugwell Field

Tugwell Field is the District's new multi-purpose sports fields on Forbes Road. There is a soccer field and two ball diamonds, bleachers, chainlink fencing, an outhouse, a picnic table, garbage bins, a bike rack and a gravel parking lot for 60 vehicles. The site is high up, and affords panoramic views of the surrounding landscape. There has been some discussion of relocating Ukee Days here, and of building a clubhouse.

#### **Recommendation:**

The District should assess the feasibility of building a clubhouse in conjunction with the future of the Seaplane Base Recreation Hall and relocating Ukee Days to Tugwell Fields, looking at function and location. A facility at Tugwell Park would provide a potential muster station in case of an emergency. Lighting and site furnishing should also be reviewed.

### vii) Wild Pacific Trail

The Wild Pacific Trail is one of the most iconic Ucluelet places, facing the open Pacific with wonderful views of the surf and storms. It is very well used by locals and visitors alike. The trail is in good condition, as well as having several examples of distinctive west coast trail “site furnishings” including log benches, simple timber stairs, and railings. The trail is wheelchair accessible in portions of it in terms of grade, though the surface (packed earth) tends to be difficult to navigate. Resident surveys of the trail rate it with a very high satisfaction level. There are several areas along this side of the Ucluelet peninsula where the trail is not continuous or connected. Maintenance of this amenity is an issue.

#### **Recommendation:**

The Wild Pacific Trail is one of the main attractions for visitors to Ucluelet, and is loved by the locals. To make this trail as connected as possible along the west coast should be one of the District’s priority projects. A maintenance agreement should be put in place.

### viii) Seaplane Base Road Recreation Hall

The Sea Plane Base Recreation Hall is located on Sea Plane Base Road. A baseball field and playground, both enclosed by chainlink fence, and a gravel parking lot is part of the facility. The field is used for soccer, and the site is the location for Ukee Days. The building itself was constructed during the Second World War and was used as a storage facility and mess hall. Now a recreation hall, the building has a kitchen and some storage capacity. It is occasionally used for group activities and can be booked through the District.

The building has deteriorated, and much of the structure is not up to current building code. It would be costly to renovate. It is not in a central location, and is difficult for some members of the community to access. The field is well maintained, but there are some drainage problems on the west side. The playground is in good condition, but the lack of trees and chainlink fence makes for a rather cold, sterile place.

#### **Recommendation:**

*Please note – that since the time of this report the Seaplane Base Recreation Hall has deteriorated further. The comments below do apply in terms of this type of facility. The appropriate location for a hard sport facility does need to be explored and a plan put into place.*

Seaplane Base Recreation Hall is a worthwhile asset for the District of Ucluelet that is well used by a number of programs and groups. It is important that a baseline is determined for upgrades and maintenance of the building so the District of Ucluelet can provide long term access and programming to this facility.

Seaplane Base Recreation Hall provides a much needed and unique space for programs and user groups not available anywhere else in Ucluelet. The Seaplane Base Recreation Hall is an important asset for the District of Ucluelet. The community needs a building that allows for the hard use sports. Council needs to consider its options.

## ix) Other Buildings/ Facilities

### Swimming Pool

An indoor swimming pool at the West Coast Motel in Ucluelet is made available to residents. A proposal to build a regional Multiplex facility is under discussion within Ucluelet, Tofino and the Regional District.

#### Recommendation:

The District will continue to participate in and monitor discussions related to a regional swimming pool facility.

### Ice Rink

Interest in having an ice rink in Ucluelet has recently gained popularity in the community.

#### Recommendation:

The District will look at needs assessment regarding an ice rink in the community.

## x) Playground Planning

It was noted in the information gathering for this master plan that there is a mini “baby boom” occurring in Ucluelet. While this information is anecdotal, it reinforces the need to ensure that families with young children have access to good quality, well maintained playgrounds. The Parks and Recreation Master Plan sets forth a ten year schedule for playground renewal and replacement, (see Project Priorities and Capital Costs) based on the following recommendations for rehabilitating current playgrounds, as well as proposing new ones.

### a. Lions Club Children’s Playground

Playground ideas for this park were presented at the October Open House. Participants expressed a strong interest in the Park. Some of the playground equipment at Lions Club Park was in poor condition, and has recently been removed. A double swing and a picnic table remains.

#### Recommendation:

This small neighborhood park is well located within a residential area and with a good backdrop of forest. A new playset has been ordered and will be installed in late 2012.  
*Completed*

### b. St. Jacques Park

This park has not been developed but a playground may be desirable. See Section 4.1.ii, above, for further detail regarding this park.

#### Recommendation:

Undertake a public process to explore the appropriate park programming requirements

**c. Edna Bachelor Park**

The prevailing public opinion on the playground in this small neighbourhood park is that it is “unsatisfactory”. Site reconnaissance in June found that the equipment is aging, albeit still safe and functioning. The set lacks variety – limited to two small slides and some platforms.

**Recommendation:**

Replace the playground equipment within three – five years. Drainage in the park needs to be addressed before new equipment is put in.

**d. Village Square (Municipal Hall)**

This small playground for younger children consists of one spring toy, a small platform with a slide and a double swing. The surface is gravel and the site is enclosed by a chain link fence.

**Recommendation:**

The equipment is in good condition and will not require replacement for at least five to seven years. The principal drawback of the site is its rather cold and sterile appearance because of the chain link fence and lack of contextual planting on the south edge of the area. To counteract this, it is recommended that additional planting, such as a shade tree, be installed. As well, a bench with a back could replace the picnic table for parental seating.

If the Village Square design were to proceed (see Section 4.1.i., above) the relocation of the play equipment within a more attractive setting, and as part of the overall Village Square design, would be recommended.

**e. Seaplane Base Road Recreation Hall Playground**

As with the Village Square playground, the equipment at the Sea Plane Base Rd Recreation Hall is in good condition, but set within a chain link fence and a gravel surface, it is cold and institutional looking. Further, the location of this playground is some distance from downtown Ucluelet, and the majority of Ucluelet's residential areas.

**Recommendation:**

That Seaplane Base Recreation Hall Park is assessed for use. Some of this play equipment could be relocated to a neighbourhood park i.e. St. Jacques.

**f. Ucluelet Community Centre Playground**

The playground at the UCC was installed as part of the on-site child care facility. It is available after hours for general community use.

**Recommendation:**

The UCC playground will continue to primarily serve children who are enrolled in the child care centre during hours that the child care centre is in operation.

**g. Locations for New Playgrounds**

There are several places in Ucluelet that could benefit from a neighbourhood playground. One area that lacks one is the southeast residential area, bounded on the west by Peninsula Rd, and the north by Matterson Drive (labeled “Southeast Residential Area” in Project Priority List).

Tugwell Field is another potential location, with many families with young children watching the sports events. St. Jacques Park, accessible by gravel paths off of Rainforest Drive, is another potential location. (see Section 4.1.ii).

The Playground Plan projects costs for three new playgrounds. Alternatively, the Seaplane Base Road Recreation Hall playground equipment could be moved to one of these locations, saving the cost of a new set. Surfacing and perimeter treatment would still be required for the relocated equipment.

**xi) Programs and Special Events**

For a small town of 1,700 people, Ucluelet has a surprising number and variety of recreational and cultural programs. At present, there are approximately 40 to 50 programs. There are fitness classes, art programs, craft and cooking classes for all ages. There is a special program and drop in centre for youth. Now that the Ucluelet Community Centre is completed, most of the programs occur here. The local high school’s gymnasium is used for some traditional programming drop in sports such as volleyball, basketball, badminton etc. Tugwell fields are also used year round for a number of sports programs such as ball and soccer. Seaplane Base Recreation Hall field is use throughout the soccer season for practice due to the lights and the ability to have evening practices. Special Events take place throughout the District, depending on their theme and functional requirements.

An assessment of satisfaction with various UCC programs was undertaken at the October 2011 Open House on the Parks and Recreation Master Plan. Although the response was relatively low, participants did indicate satisfaction with most programs listed, and in particular the Westcoast Soccer League and the Children’s Purple Dragon (five and four responses respectively). Of the special events polled at the Open House, Ukee Days and the Pacific Rim Whale Festival received the most “satisfied” responses (approximately five each).

Earlier survey work done in 2008 was pre-UCC, while the October 2011 Open House was the first assessment of the District’s programs since the UCC has been open. In general, the public is very satisfied with the programs, and their satisfaction seems to have increased since the UCC opened.

As part of the background information collection for the master plan, discussions with District staff highlighted their hopes and desires for the ongoing improvement to programs and special events. Staff feels that there is a lack of programs for seniors, arts and the 20 -30 age group.

The Ukee Youth has now been successfully operating for just under two years. Programming for youth has been a big accomplishment for the department with the base being the youth room at the UCC.

In terms of what the 10 Year Master Plan can do to support the District's efforts in program and special events development, staff hopes that the plan can suggest a methodology to assess programs and special events and to solicit feedback from the public. An effective strategy will then help the District to continue to develop programs and special events that are relevant to the public.

## Recommendations

An obvious way to assess program success is to monitor its participation levels, and while this is a valid and necessary task, it is also somewhat "after the fact". It would be beneficial to combine this method with other steps that are more proactive, including:

- **Course Surveys**

Satisfaction surveys could be available at the end of each course for participants to fill in. Questions could include: Was the course content satisfactory? Is it what you expected? Did you find the instruction helpful? Was the space suitable? Was the equipment offered (if applicable) useful? Was the schedule suitable or would another time be preferable? Or a brainstorming board – what would you like to see?

Course Surveys could be available on an ongoing basis, or they could be offered every other year.

- **Lost Leaders**

Programs could be offered with a "free week" or "try it out" to peak interest in new programs or drop-in programs. This trail type lends itself to fitness programming.

- **Public Outreach Survey**

The Public Outreach Survey would complement the Course Survey by casting a wider net to capture potential users of the programs. Their distribution would have to be "active" ie, they could be inserted into community newspapers, as part of the Program calendar for that year, and distributed at schools, local businesses and institutions. It could also be on the web, with a prominent link on the District Home Page.

The Public Outreach Survey could occur every three years.

- **Program and Special Events Open House**

Using the UCC as the venue, the District could host a Program and Special Events Open House. Each course, or groups of similar courses, (ie: the swimming programs, or the art programs) could have a booth, where they could provide display materials on the course. The instructors could be on hand to answer questions and discuss the course content. If it's an art class, samples of work produced in previous classes could be on display – or perhaps the instructor can do a drawing or painting demonstration. Special Events could also have display booths and use the open house as chance to recruit volunteers or to solicit new ideas for the event.

The Open House could occur on an annual basis in September, at the start of the school year. Those signing up at the Open House could receive a discount, or other type of credit.

- **Community Events Support and Programming**

The Parks & Recreation Department has long felt a need to support, partner and even train other organizations to offer events or programming. Capacity is an issue for the staff. By training and supporting others/organizations events can continue to grow or be new established without the onus just being on the Department.

- **District Review: Program/ Special Event Assessment**

A formal review of the results of the course surveys, public outreach surveys and the Open House could be undertaken by District Staff on a three year basis. Results would be collated and summarized by the Director of Parks & Recreation and presented to District Staff as a background to the assessment of the District's Recreation and Special Events programs. The assessment would determine what programs are a success, what determines success, where improvements could be made, and what courses/ programs/events could be offered that are not now. Availability of instructors, program budgets and schedules would also be reviewed.

## xii) Arts and Culture

The Official Community Plan contains a number of heritage and culture policies that strive to showcase the area's culture and history and recognize the important social gathering function specific events play for residents and visitors. The OCP policies that are relevant to the Parks and Recreation Master Plan include:

- Recognize and build awareness of heritage sites (natural or cultural) through street markers, plaques, or storyboards;
- Collaborate with Pacific Rim Arts Society to expand programming for arts programs, workshops and special events. Furthering culture exposure and showcasing local talent.
- Facilitate the provision of gathering spaces in all parts of the community, with particular emphasis on the Village Square and the Community Centre;
- Support the documentation of heritage places, buildings, artifacts and landscapes in the community;
- Support the Ucluelet and Area Historical Society in planning for a future museum near Amphitrite Lighthouse while recognizing that cultural and gathering spaces should be concentrated in the Village Square and at the Community Centre;
- Give priority to establishing a First Nation and District of Ucluelet working group to consider heritage and cultural matters;
- Support heritage preservation and the proper stewardship of District-owned heritage resources (e.g. Seaplane Base Road Recreation Hall and historical artifacts); and
- Identify and connect places of historical significance on the proposed Ucluelet walking trail tour.

**Recommendations:**

Work with other municipal Departments to achieve the directions set out in the OCP and this Plan to support arts and culture in Ucluelet. This may include exploring the establishment of a local theatre group that would operate out of the Ucluelet Community Centre. Sound system and stage lighting would need to be determined and ultimately purchased. Explore creating and implementing a curatorial policy for the UCC.

**xiii) Conferences**

As a part of the business plan for the UCC, using the facility for conference use was suggested. It is important to find the balance between community programming and using the facility for conferences. Conferences are usually planned well ahead and allow programming to be adjusted to meet the needs of facility bookings. This is an area that could be further explored with the caution of capacity of current staff time and advertising.

**Recommendations:**

That conferences of the appropriate size be explored for bid purposes. Expectations of what current staff can do are established. That further AV equipment is determined and purchased to enhance the conference setting.

**4.2 New Parks, Trails, Facilities and Programs****i) Hyphocus Island Park and Perimeter Trail**

Hyphocus Island currently includes several single family residential lots at the western edge of island and the District's sewage lagoon on the east side. The OCP identifies Hyphocus Island as a low density rural residential area until such time as density for amenity bonusing or a comprehensive proposal is received identifying cluster residential development with significant



tree retention; preservation of the island in its natural state; and dedication of lands for public access including the high ground and a perimeter waterfront trail.

The area is not intended for private marina or significant commercial, tourist commercial or resort development.

A future park at the summit of the island would take advantage of potential view opportunities and provide public outdoor space that serves not only island residents, but the broader community.

An existing public road right-of-way along the southwest shore of Spring Cove may help to facilitate the proposed perimeter trail.

**Recommendation**

At the time that a comprehensive development proposal is received for future cluster residential uses on Hyphocus Island, require a more detailed environmental review of the island's natural resources in order to identify the ideal location for a summit park. Consult with the developer and the community on park options. Review and update park classification (e.g. Natural Park or Community Park). Ensure that the public road right-of-way along the southwest shore of Spring Cove is maintained in an open and accessible format in order to facilitate future trail development.

**ii) Master Development Agreement Areas (Weyerhaeuser Comprehensive Development Areas)**

Master Development Agreements were established to guide the development of the former forest reserve lands. As part of their respective zoning applications, the first agreement was signed with Weyerhaeuser Company Limited on September 28, 2005, with respect to the lands zoned CD-5. The second agreement was signed with Island Timberlands GP Limited and Marine Drive Properties on August 18, 2006 with respect to the lands zoned CD-6. CD-5 Zone was split into five development areas and Development Area #1 was transferred and assigned to a numbered company under the same leadership as Marine Drive Properties Ltd. At the time of writing the Parks and Recreation Master Plan, both those companies are in receivership and development has stalled in Development Area #1 of the CD-5 Zone and there has been no development, nor anticipated amenity contributions for the CD-6 Zone.

The CD-5 and CD-6 Zones both identified general park sizes and areas, which are shown in Figures 3 and 4:

**CD-5 Zone**

- the provision of approximately 22.5 hectares (55.5 acres) of land as public parkland, which includes a central park and trails; and
- the extension of the Wild Pacific Trail through the Lands, including the provision of dedications, covenants, or Statutory Rights of Way, or combination thereof, to secure public use of the trail;

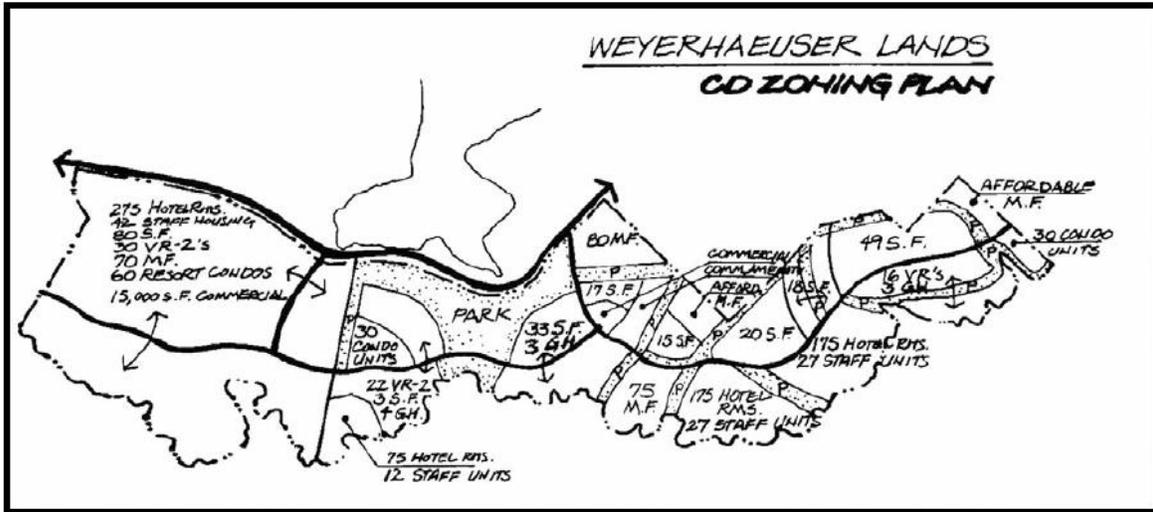


Figure 3: General Proposed Park Areas in CD-5 Zone

It is acknowledged that the Master Development Agreement also facilitated cash contributions to the District which were used to build the Community Centre and District's skateboard park and basketball court.

- CD-6 Zone     the provision of approximately 14.6 hectares (36 acres) of land for perpetual public use (dedicated parkland and trails)
- trail access must be provided to all dedicated park areas and to viewpoints when on the Conceptual Plan, unless the District agrees otherwise in writing

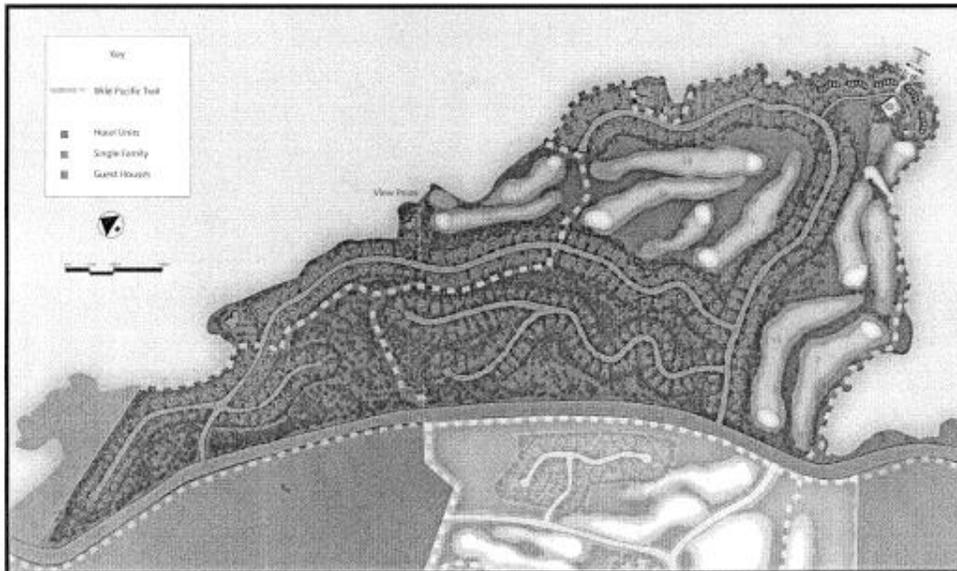
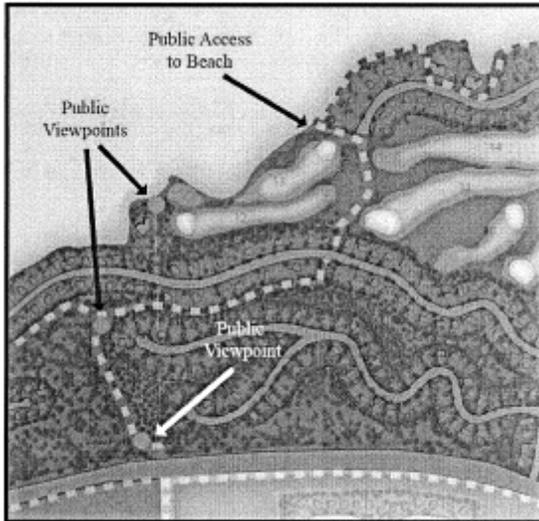


Figure 4: General Proposed Park Areas in CD-6 Zone

The development of these primarily former forest reserve lands provides an opportunity to promote the natural attributes and culture of the community, while enhancing economic viability by attracting investment, tourism and providing employment opportunities for local residents.

The landowners committed to a more detailed concept plan as development parcels proceed, including consultation through at least one public information meeting. The District of Ucluelet Official Community Plan (2011) note that more detailed concept plans should consider the Parks and Recreation Master Plan.



The OCP also contains the following policies that pertain to parks in the MDA areas:

- clear cutting tracts of land greater than 0.5 hectare is prohibited and that tree retention is to guide and form the development character of the area;
- the minimum width of the Wild Pacific Trail should be 10 metres, with an average width of 15 metres;
- access to the WPT should be provided at intervals not exceeding 400 metres; small parking areas should be provided at trail heads.

**Figure 5: General Proposed Viewpoint and Public Access Areas in CD-6 Zone**

#### **Recommendation:**

In addition to the provisions of the MDAs and the OCP, the following policies pertain to future parks in the Master Development Areas:

- Parkland should be provided when the residential population of the lands within the Master Development Agreement reaches approximately 200 people (or approximately 100 dwelling units, excluding hotel units);
- While the nature and location of such parkland is to generally be in accordance with the provisions of the Master Development Agreements, it is recognized that minor adjustments to the layout and location may be required but is subject to review and approval by the District of Ucluelet; and
- Any proposed park or trail improvements, including proposed parking or staging areas, within the Master Development Agreement Areas will be fully reviewed with the District to ensure that access and development details are in accordance with intent of this plan.

#### **iii) Japanese Memorial Community Park**

The Japanese community has played a rich part of Ucluelet's history. The post-war settlement at Spring Cove and other locations are in particular, notable. At the October 2011 Open House on the Parks and Recreation Master Plan, there was considerable interest in the potential for a Japanese Community Memorial Park. To date, the specific location and nature of such a memorial park have yet to be discussed.

**Recommendation:**

In conjunction with community stakeholders, explore the potential for a future community park that celebrates Ucluelet's Japanese cultural heritage.

**iv) R.O.W. Green Space (Road Rights-of-Way)**

A number of undeveloped road rights-of-way (ROWs or street ends) in Ucluelet currently provide an open space function and views to the water. They are identified as "undeveloped green space" on figure 2, although it is recognized that they may be partially landscaped, with some cleared areas. These ROWs could be improved to enhance landscaping, viewing and seating opportunities, and potentially to provide waterfront access.

Two of these potential street ends have been identified in the Official Community Plan as opportunities where the District may work in partnership with landowners, businesses and the development community to maintain and increase public access to the water. These include:

**1. North end of Alder Street**

- A park, viewpoint or open space at the end of the street; and
- May incorporate the District-owned water lot.

**2. North end of Matterson Drive**

- A park, viewpoint or open space;
- serving as an anchor on one end of this unique street; and
- linking the Inner Harbour to Big Beach across the peninsula.

At the October 2011 Parks and Recreation Master Plan Open House, participants expressed some interest in exploring viewpoints at the end of these two streets as future community amenities.

Two additional undeveloped road rights-of-way were identified during preparation of the Parks and Recreation Master Plan for possible enhancements. It is recognized that other roads provide a similar function and may warrant future review.

**1. Norah Road**

- Road ROW extends to the Inner Harbour;
- Partially treed, with some (unofficial) storage by adjoining properties; and
- May be a good location for future access to the waterfront and/or picnic facilities.

**2. South end of Kimoto Drive**

- Provides access to tidal beach area; and
- Partially paved, with gravel road end and utility infrastructure .



### Recommendation

Explore partnership with landowners, businesses and the development community to enhance undeveloped green space in the form of road rights-of-way. Give priority consideration to Matterson Drive, Alder Street and Norah Street. Integrate a review of these space with future studies, where applicable (e.g. detailed plans/studies for Ucluelet's Inner Harbour, which may focus on lands in the vicinity of the Village Square and existing water lots.

## v) Trails/ Walkways

### 1. Harbour Walk

The Harbour Walk is a proposed trail connection largely along the waterfront from Seaplane Base Road, through the Small Craft Harbour area, the Village Square and beyond. Its alignment is conceptual in nature at this time but may connect existing public rights-of-way with new ones, link with recent improvements in the Small Craft Harbour, and/or follow existing roadways. It is anticipated that the Inner Harbour Walk would be achieved over time, through new development and/or through negotiation with existing property owners. The potential for a Harbour Walk was the proposed amenity that generated most interest at the October 2011 Open House.



to

The Harbour Walk relates to the proposed walking trail tour identified in the Official Community Plan and Transportation Plan. The walking trail tour would have the potential to connect the Village Square to the Inner Boat Basin, Imperial Lane and other parts of town (see Appendix C). The trail may be comprised of existing sidewalks, pathways and other routes and may include pervious surfaces that are suitable for all users.

The Transportation Plan supports this direction and notes that the walking tour may be integrated with the George Fraser Walking Tour. The Transportation Plan further recommends that the District work with community groups, the Chamber of Commerce, private businesses and citizens to fund raise and take over responsibility for the walking tour. Implementation of the walking tour is included within the Transportation Plan's Recommended Five Year Capital and Operational Plans.



The walking trail tour and the proposed Harbour Walk may share significant overlap and may be planned in concert. While the former may be expected to follow existing roads, the Inner

Harbour Walkway is intended to hug the shoreline as much as possible, thereby providing direct access to the water.

### Recommendation

Develop a Walking Master Plan that includes the Harbour Walk and other key walking routes described in this Plan. Explore the concept of Inner Harbour Walk in more detail in conjunction with the walking tour proposed in the OCP and the Transportation Plan, and with future related studies (e.g. future Village Square Study). Work with property owners, the Small Craft Harbour, and other local agencies who may have a shared interest in developing the trail and walk (e.g. Chamber of Commerce, Historical Society, local schools).



## 2. Coast to Coast Connection

One of the most significant geographical features of is its location on a peninsula and its two distinct coastlines. The east coastline is sheltered and is where the harbour, docks and maritime industries are located – and the west coastline, facing the open Pacific, historically only inhabited by the lighthouse at Amphitrite Point, but in recent years supporting resort and higher end residential development.

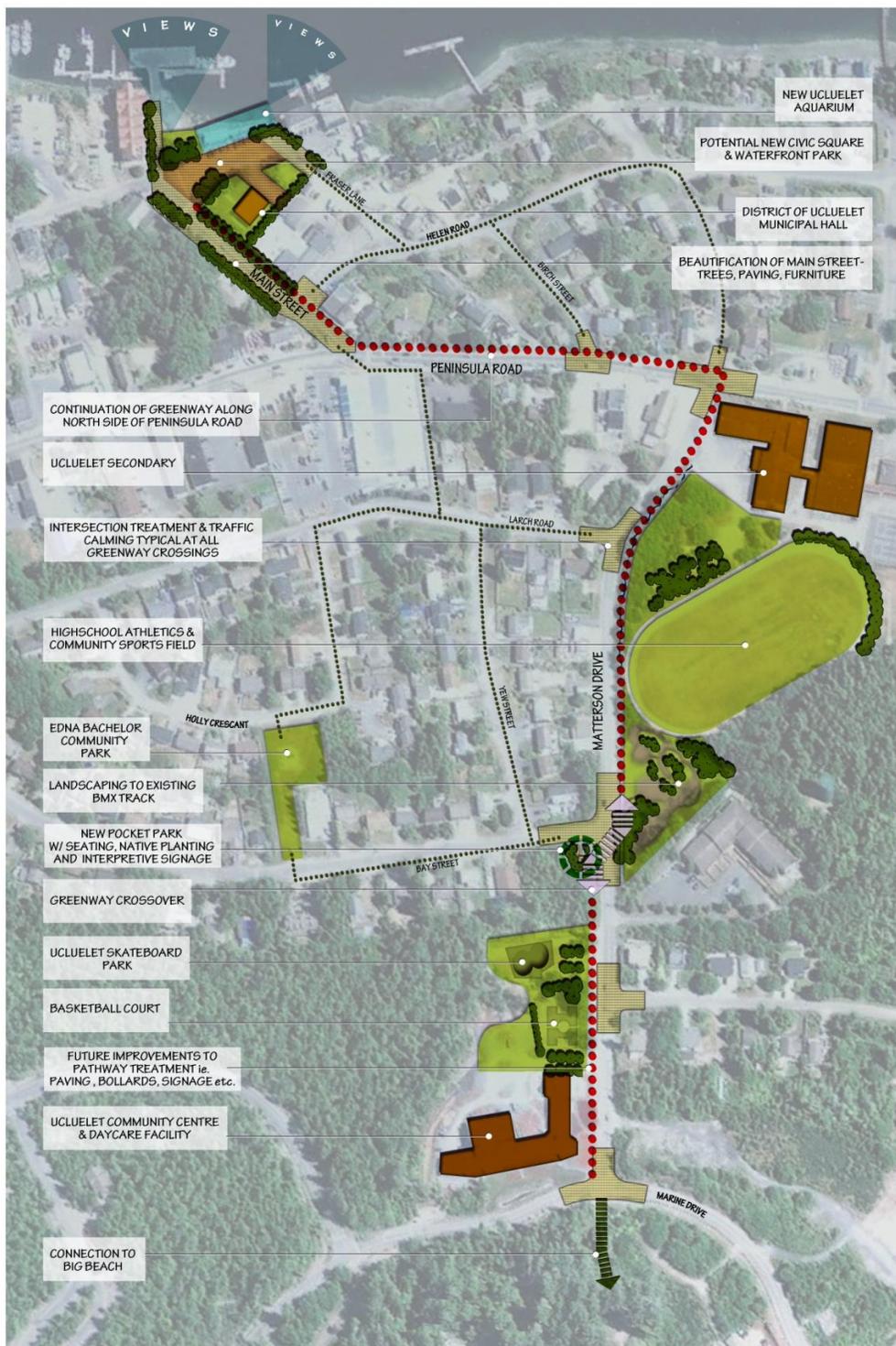
The Parks and Recreation Master Plan proposes that a designated route be developed between the Inner Harbour at the Village Square, and Big Beach on the west coast (see Figure 5). The designation will chiefly consist of identity markers, such as wayfinding and feature signage, and signature planting. The central purpose of this project is to highlight the peninsula geography, and the unique and contrasting character of each coast (the “working coast” and the “wild coast”). This project will help develop Ucluelet’s identity, and be mainly aimed at tourists.

In the summer of 2011, the District paved and painted a portion of the Matterson Drive right-of-way to create a safer and more user-friendly bike and pedestrian route along the street. Additional improvements may be required both along Matterson Drive, and in other segments of the proposed Connection, in order to create a consistent and unified linkage from coast to coast. Future upgrades along Matterson Drive, for example, may include additional pathway treatment, bollards and signage.

**Recommendation:**

Develop a Walking Master Plan that includes the proposed the Coast to Coast Connection as a priority District project. Coordinate any future improvements to the Coast to Coast Connection with the Planning Department. The project could be part of a signage master plan, or, if stand alone, would be a cost effective way to promote Ucluelet's uniqueness to the tourism industry.





**UCLUELET PARKS and RECREATION MASTER PLAN**  
 COAST TO COAST CONNECTION  
 (Draft Plan Dec, 2011)



**Figure 6: Coast to Coast Connection**

#### vi) Boat Launch

A boat launch has been planned for the north end of Seaplane Base Road. This would accommodate both motorized and non-motorized watercraft. Adequate parking will be required in the vicinity that can also accommodate trailer parking. The proposed Harbour Walk would also provide a future connection from the boat launch eastward the Small Craft Harbour and beyond.



#### **Recommendation:**

The District should explore purchasing the adjacent property to the west in order to facilitate parking for boat ramp users. Work with adjacent property to the east to explore connections through the site for the proposed Harbour Walk. Consider integrating design considerations for the boat launch into the future Village Square Study.

\*Please note that a boat launch has been established in this area using the District own land and right of way..

### 4.3 General Design Guidelines

Because Ucluelet has such a magnificent natural setting, and that the west coast rain forest is a central tourist draw and a fundamental factor in Ucluelet's excellent quality of life, it is essential that the built form integrates or enhances the landscape, rather than detract from it. Aesthetically appropriate park design, including amenities, will add to the beauty and uniqueness of Ucluelet's west coast landscape. This section gives broad design guidelines and suggestions for Ucluelet's parks and open spaces and amenities. In general, Ucluelet should adopt a park aesthetic that uses natural materials and forms as much as possible, in keeping with the west coast design vernacular. This would also apply to the urban areas of Ucluelet, keeping in mind that amenities chosen would be less rustic, and could incorporate modernist or historical elements.

The guidelines that follow fall into each of the three open space categories identified in Section 3. (including Community Parks, Urban Parks and Natural Parks) and are intended to help ensure that the design of each particular park, or the choice of a particular bench or bike rack, will contribute to a distinct overall visual character for Ucluelet.

#### i) General Site Planning and Design Considerations

Site planning shall include analysis and integration of on site and off site features including open space areas, topography (including drainage patterns) views, existing vegetation, macro and micro climates, and all existing built features. The OCP, Master Development Agreements and Environmental Reports should also be reviewed in conjunction with the site requirements.

In addition to the character of the existing site and all its elements, design development must consider the activities or program that will occur in the park, site context (what is next door - and down the street) as well as the overall objectives for the park and its role in the district system.

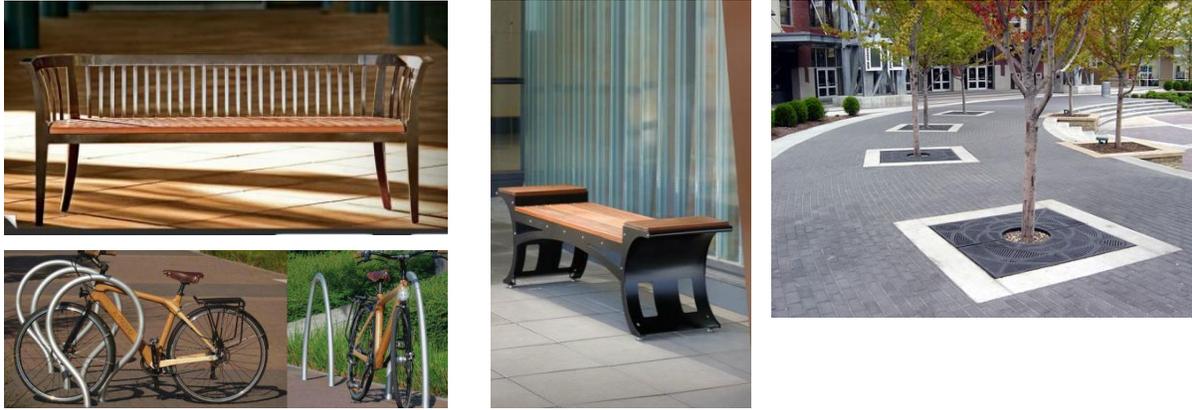
The following general parks and open space design guidelines address functional and aesthetic aspects of common site elements including grading and drainage, site features/ amenities, site furnishings, walkways and trails, and signage for each park classification. Suggested design details are identified for each park type. Bear proofing must be a consideration for all parks areas/green space areas in terms of site furnishings and plantings.

*Please note the following picture are conceptual in nature and for discussion proposes only.*

### 1. Site Furnishings

Site furnishings include benches, bollards, waste bins, bike racks, doggy bag dispensing kiosks, tree grates and lighting.

#### Urban Park



#### Community Park



#### Natural Park



## 2. Site Features/ Amenities

Site feature and amenities generally include built elements of a park project and could include bridges, shelters, water features, playgrounds and public art.

	<p><b>Urban Park</b></p> 
<p><b>Community Park</b></p> 	
<p><b>Natural Park</b></p> 	 

### 3. Walkways/ Trails

Walkways and trails encompass a myriad of surfaces, grades and widths which will vary according to the type of park, and the type of motion they are designed to accommodate, including walking, jogging, and cycling.

#### Urban Park



#### Community Park



#### Natural Park



### 4. Signage

Park and open space signage is usually either to accompany and explain a feature, or to direct visitors along a walkway or trail (wayfinding). Utilitarian signage is also used by parks to inform visitors of any environmental hazards in the parks space, or to close a trail. Wayfinding signage is a key component of a tourist master plan. Both feature and wayfinding signage should be thoughtfully designed, and reflect the aesthetic of the park and/ or community.

\*A signage program is currently in place.

#### Urban Park



#### Community Park



## 5. Planting

Perhaps more than any other park element, planting will be influenced by the proximity of the coastal rainforest landscape.

In keeping with the District's sustainability goals, the natural rainforest of Ucluelet must be preserved in park and open space development wherever possible, and appropriate to the use of the space. This will minimize maintenance and help to integrate built form into the natural surroundings. Where native planting is to be added, native species are encouraged and, particularly in community parks and natural parks, planted in a natural and informal style. Annuals should be limited to formal focal points, and the design and choice of colour that would coordinate with a native plant palette. Palm trees, a recent trend in Ucluelet (as well as other parts of the Vancouver Island and the Lower Mainland) are not native to the coast and not recommended.

### Urban Park



### Community Park



### Natural Park



## 6. Grading and Drainage

Drainage systems in parks and open spaces will conform to the District of Ucluelet engineering standards, however, it is recommended that sustainable design techniques that allow storm water to percolate into the soil be used whenever possible. The Official Community Plan (2011) recommends site retention techniques for stormwater management. New park design should be reviewed with the intention of using these low impact development (LID) techniques wherever possible.

All parks and open space projects must have positive drainage (directed away from any built features) and provide the necessary structures for positive drainage. The following gradients apply to a particular park space or feature:

Park, Open Space Use	Gradient
<b>Walkways and Paved Paths</b>	1.5% minimum, 4.5% maximum with 1.5% maximum cross slope
<b>Unpaved Trails</b>	8.3% maximum for 60 metres to be wheelchair accessible
<b>Basketball and Volleyball Courts</b>	1% slope maximum (end to end)
<b>Tennis Courts</b>	1% slope maximum (side to side or end to end – high point never at net)
<b>Multi-Purpose Fields (inc. soccer)</b>	1.5% minimum, 2% maximum
<b>Softball and Baseball Fields</b>	1.5% for turf infields and outfields; positive drainage away from home plate
<b>Asphalt Parking Areas</b>	1% minimum, 5% maximum with 4.5% maximum cross slope
<b>Turf Areas (passive recreation)</b>	2% minimum, 20% maximum
<b>Shrub and Groundcover Areas</b>	2% minimum, 50% maximum (note: additional erosion control may be necessary)

Table 7: Recommended Gradient

## 4.4 Management

### i) Connecting to the Community

The Ucluelet Parks and Recreation Master Plan is about providing parks and recreation services to the people of Ucluelet; it is therefore essential that there is a process followed to consult the public on their opinions on the various initiatives that this document proposes.

It is recommended that capital project has a public consultation and/or information process; this could include design charettes, workshops, public open houses and surveys.

The concerted effort recommended by the plan for surveying the public on recreation programs and special events will provide an ongoing connection to the community; similarly, promoting volunteer opportunities available with the recreation programs, as well as the Recreation Commission, will ensure that District staff have their pulse on what's happening in Ucluelet.

### ii) Tourism

Like many Vancouver Island communities, Ucluelet has experienced a decline in the resource based industries that defined them in an earlier era. The community character shaped by these industries remains, and set amid the beautiful west coast landscape puts Ucluelet in a wonderful position as a tourist draw.

Most of the capital projects proposed within this plan have a dual face: they will benefit and strengthen the community, and in so doing will make Ucluelet more attractive for visitors. As well, certain proposed projects, like the Walking Master Plan, will be particularly geared toward visitors. Continued improvements and developments to the seasonal festivals, as well as continuing to explore partnerships with its west coast neighbour, Tofino, will benefit Ucluelet tourism.

### iii) The Community Centre

Up and running for just over three years, the Ucluelet Community Centre has been a great success and is fast becoming the heart of community recreation. Respondents in the October Public Open House were very satisfied with the facility. In conjunction with the ongoing review of the recreation programs that this document recommends, the UCC can monitor the use of the facility and adjust how it functions as needed.

### iv) The Recreation Commission

The Recreation Commission is a volunteer body that represents the public in the District's decision making process regarding parks and recreation. The commission was instrumental in helping to develop the Ucluelet Community Centre. Now that the UCC is complete, the Commission is ready for more initiatives to support. There are several projects and processes recommended in this document that they could champion, including the playground planning, Village Square and the Walking Master Plan, among others.

## 5. Capital Costs, Budgets and Development Priorities

### 5.1 General Funding Sources

It is recognized that significant funds will need to be accessed in order to implement the various recommendations presented in the Plan. It would be unrealistic to suggest that local taxpayers be expected to bear the entire cost, and it is suggested that several approaches be utilized. Note that 57% of respondents to the 2008 District of Ucluelet Recreation and Culture Survey noted that they would be in favour of increasing taxes and fees minimally to improve services. An overview of the funding sources generally applicable to parks and recreation projects is provided below.

#### i) Capital Plan

BC municipalities are required by the Local Government to establish a five year Municipal Capital Plan. "Capital plan projects" are those that are budgeted through the Capital Plan as capital plan expenditures. These may include major parks and recreation investments such as new facilities.

#### ii) Development Cost Charges

DCC's are funds levied upon subdivision or development application approval and are set by bylaw. Development Cost Charges are specifically for Park Land Acquisition and Park Development, established at a standard rate for known amenities. The department requires a degree of flexibility to allocate funds where the need is most pressing within the community. To ensure that expenditures meet the actual needs of the community, it is important that future residents, rather than developers, be involved in determining specific priorities.

#### iii) Five Percent (5%) Park Land Dedication

Upon subdivision, provincial legislation requires that a parkland dedication be made to the District of either 5% of the total site area, or money in lieu equal to the 5% of the market value of the land. There are situations when this amount can be increased. For sites with significant open space features, such as mature vegetation, water courses, ravines and other landscaping values worthy of preservation, the relevant Comprehensive Development Zone specifies approval can be obtained for a gross density zone for one acre, ½ acre or normal single family subdivisions. The gross density zone requires a minimum of 15% of the site to be preserved as open space while retaining the same lot yield for the site through subdivision into smaller lots.

#### iv) Reserve Funds

If a municipality receives money from the imposition of a development cost charge or from the sale of park land, the council must establish a reserve fund for the applicable purpose:

### v) General Levy

This refers to the general property tax levy made by the District each year, and applied to the assessed value of an owner's land and/or improvements. The tax rate levy is determined by the estimated operating budget needs for the city to provide various municipal services.

### vi) Special Levies

Special levies can take several forms, but usually take the form of a designated levy to provide a special provision for capital or specific services such as fire protection. The amount raised through the levy is dedicated to the purpose for which it was collected. Levies of this type can also take the form of other special charges in areas where the city collects fees and charges for specific purposes.

### vii) Referendum

The Local Government Act spells out the conditions, requirements, and topics on which a referendum can be held. Council must determine how a question or group of questions can be put to the public allowing voters to say "yes" or "no" to specific issues. Often, these issues are on major significance, where Council feels that voters should have a direct say in the decision through the ballot box. Examples include questions related to major capital initiatives, parkland dedications, and other property-related issues.

### viii) Extraordinary District Earnings:

These funds may arise from non-tax revenue sources such as investment earnings, professional fees for service and permit fees. The District may, for example, divert such earnings toward the funding of capital and other one-time special projects. This source of funding may merit exploration as a possible source of revenue for the Park and Recreation Department.

### ix) Partnerships

These can take various forms, including the development of a cooperative venture with a local service club, and cost sharing arrangements with the School District. It is likely that each case will be somewhat different from others, and requires effective negotiation on the District's part.

### x) Grants from Senior Government

The Provincial and/or Federal government often offer grants that may be accessed by the District. The District has, for example, successfully leveraged funds from the Infrastructure Planning Program for the Paths and Trails Network Plan grant.

### xi) Donations from Clubs, Associations, Foundations and individuals:

Various service clubs, societies, Foundations, community associations, and ratepayers associations donate volunteer time and money toward specific projects.

### xii) Coordinated Engineering Works

This involves the expenditure of funds by the Engineering Department on behalf of Parks and Recreation at the same time that engineering works are proceeding. This includes projects such as the construction of a sidewalk and landscaping fronting a park at the same time that a sewer line is installed, and saves considerable money through economies of scale and shared costs.

### xiii) Corporate Sponsorship

This involves the solicitation of funds from corporations to support specific initiatives and specific events, and to support funding for improvements and new facilities.

#### **Recommendations:**

The District will explore potential funding sources in order to support the priorities outlined in this draft plan. This may include:

- A Review the DCC Bylaw to determine adequacy of established rates and to align with the priorities identified in this plan; and
- A review of density bonus provisions and play and recreation requirements in existing Comprehensive Development (CD) zones to achieve alignment with this plan. This may be done in conjunction with a future Zoning Bylaw review.

## 5.2 Project Priorities and Magnitude of Costs

To aid the District in its planning, the recommendations for improving existing facilities and programs, and for new parks, are prioritized in the following table.

The priority categories range from High, where a project is approved and/or started within three years, or Medium, where a project is approved and/or started within three to seven years, or Low, where a project is not approved or started until seven to ten years of the approval of the ten year master plan. The magnitude of costs consists of a range of costs that might be expected, based on the recommended actions within this plan. Note that the costs are based on very general 2011 – 2012 costs for Vancouver Island. Costs for 2013 and beyond would need to be adjusted for inflation.

## EXISTING FACILITIES AND PROGRAMS

FACILITY	RECOMMENDATION SUMMARY	PRIORITY (H-High within 3 yrs, M-Medium 3-7 years, L-Low 7-10 yrs)	MAGNITUDE OF COSTS
<b>Existing Parks and Open Spaces</b>			
Cedar Road Park	-improve signage as part of signage master plan	<b>H</b>	\$ 5000
	-add viewpoint, seating as part of harbour walk	<b>M</b>	\$ 20,000 - \$ 30,000
Lyche Road Park	-could be expanded if harbour walk developed	<b>M</b>	Unknown at this time
Village Square Parks • George Fraser Memorial Park • Open Space around Municipal Office • Main St. Dock • Fraser Lane Park	-see proposed projects		
Basketball Court and Skate Park	-finish landscaping on adjacent slopes	<b>H</b>	\$ 5000 - \$ 10,000
Big Beach	-signage as part of Signage Master plan	<b>H</b>	\$ 5000
Edna Bachelor Park • Playground	-replace playground	<b>M</b>	\$ 60 - \$ 75,000
Little Beach	-signage as part of Signage Master plan	<b>H</b>	\$ 5000
Lion's Club Children's Playground	- playground recently replaced		
Recreation Hall Park • Seaplane Base Field • Playground	-review in conjunction with building use - potential relocation	<b>M</b>	
School Sports Fields, BMX Park & Tennis Courts	BMX: finish landscaping	<b>H</b>	\$ 20,000- \$ 30,000
Small Craft Harbour	- part of proposed Harbour Walk		
St. Jacques Park	-public consultation	<b>H</b>	\$10,000-\$ 15,000
	-site development with connecting trails	<b>M</b>	\$ 75,000 - \$ 150,000
Tugwell Multi-purpose Sports Field	-Clubhouse	<b>H</b>	\$ 100,00 - \$ 250,000
	-improve drainage	<b>H</b>	\$ 20,000 - \$ 35,000
Amphritite Point	-no changes recommended		
Brown's Beach	-no changes recommended		
He-Tin-Kis Park	-improve entry signage		\$ 5000
Little Beach	-replace signage as per Signage Master Plan; add seating	<b>H</b>	\$ 8,000-\$ 10,000
	-consider midden for historical interpretation	<b>L</b>	Unknown at this time

FACILITY	RECOMMENDATION SUMMARY	PRIORITY (H-High within 3 yrs, M-Medium 3-7 years, L-Low 7-10 yrs)	MAGNITUDE OF COSTS
Minato Road Stream Protection Area	-no changes recommended		
Rupert Road Park	-public consultation -site development	<b>M</b>	\$ 10,000 - \$ 15,000 Unknown at this time
Terrace Beach	-Improve entry signage; access points (signage?)	<b>H</b>	\$ 5000 - \$ 15,000
<b>Existing Facilities</b>			
Ucluelet Community Centre	-minor play equipment for waiting parents -finishing landscaping	<b>H</b> <b>H</b>	\$ 5,000 - \$ 10,000 \$ 15,000 - \$ 20,000
Elementary School Gym	-no changes recommended		
Seaplane Base Recreation Hall	-formal building assessment; determine future use	<b>H</b>	
Secondary School Gym	-no changes recommended		
Ucluelet Athletic Club Hall	-regular maintenance		ongoing
<b>Existing Trails</b>			
Wild Pacific Trail	- connection between Terrace Beach and Marine Drive	<b>H</b>	
Peninsula Road Multi-Use Trail	- provide continuous connection, either by physical alignment or use of sidewalk	<b>M</b>	
Neighbourhood Trail Connections	- ongoing maintenance; ensure future neighbourhood developments have connections		ongoing

**Table 8 Project Priorities and Magnitude of Costs: Existing Facilities and Programs**

## PROPOSED PROJECTS

FACILITY	RECOMMENDATION SUMMARY	PRIORITY (H-High within 3 yrs, M-Medium 3-7 years, L-Low 7-10 yrs)	MAGNITUDE OF COSTS
The Village Square	-commence concept planning and design process - tender, build project	H M	\$ 30,000 - \$ 50,000 \$ 300,000 - \$ 500,000
New Playground Sites • St. Jacques Park • Tugwell Field • Rupert Road Park - relocating the Seaplane Hall play equipment could also be considered	- new playground - new playground - new playground	H M M	\$ 60,000 - \$ 75,000 \$ 60,000 - \$ 75,000 \$ 60,000 - \$ 75,000
Hyphocus Island Park and Perimeter Trail	- consider as future park; ensure environmental reviews are carried out prior to any change in adjacent development	L	Unknown at this time
R.O.W. Green Space • North End of Alder St. • North End of Matterson Dr. • Norah Road • South End of Kimoto Drive	-small park, viewpoint -small park, viewpoint -provide formal pedestrian access to beach -provide formal pedestrian access to beach	L L L L	\$ 30,000 - \$ 60,000 \$ 30,000 - \$ 60,000 \$ 10,000 - \$ 20,000 \$ 10,000 - \$ 20,000
Harbour Walk	- as part of Walking Master Plan	M	\$ 50,000 - \$ 85,000 (plan fees)
Coast to Coast Connection	- as part of Walking Master Plan	M	\$ 50,000 - \$ 85,000 (plan fees)
Boat Launch	- pursue purchasing adjacent lot for expansion	M	Unknown at this time
Japanese Memorial Garden		L	Unknown at this time
George Fraser Botanical Plaques	- as part of Walking Master Plan	M	\$ 50,000 - \$ 85,000 (plan fees)

Table 9: Project Priorities and Magnitude of Costs: Proposed Projects

## Appendix A: Open House Summary

### October 2011 Parks and Recreation Commission Open House Summary

A series of interactive boards were presented at the Parks and Recreation Commission Open House held on October 26<sup>th</sup>, 2011. A summary of the feedback and comments received at this event is given in the following tables.

i) Public Open House attendees were asked to rate Ucluelet’s Nature Parks. A summary of responses is shown in the table below.

Please Rate Ucluelet's Nature Parks.					
Parks	Item	Satisfied	Indifferent	Not Satisfie	Comments
He-Tin-Kis	Signage	4	2		
	Site Furnishing	3		2	Mark access points
	Access	1			
	Aesthetics	2			
Terrace Beach	Signage			11	Dog poop bags required;
	Site Furnishing			5	Mark access points
	Access	1		6	
	Aesthetics	2		1	
Little Beach	Signage	1		6	Dog poop bags required
	Site Furnishing	1		3	Mark access points
	Access			2	
	Aesthetics	1		1	
Big Beach	Signage	1		6	
	Site Furnishing	8			Mark access points
	Access	4	1	1	Parking, signage for safe parking would be very helpful
	Aesthetics	2			

Table 10: Public Open House responses: Nature Parks



Figure 7: Public Open House board: Nature Parks

ii) Public Open House attendees were asked to rate Ucluelet’s Community Fields and Recreation Amenities. A summary of responses is shown in the table below.

Please rate Ucluelet's Community Fields and Recreation Amenities.

Fields & Facilities	Item	Satisfied	Indifferent	Not Satisfied	Comments
Tugwell Field	Signage		3	2	Signage looks temporary
	Playfields	4		1	
	Site Furnishing			6	
	Access	4			
	Aesthetics	2	1	2	
Seaplane Base Field	Signage	1		4	Look at the cost of refurbishing against rebuilding a steel structure (like Port Alberni) big box Ice sheet cost?
	Playfields	3		2	
	Site Furnishing	1		2	
	Access	3			
	Aesthetics	2		2	
BMX Track	Signage	2	1	1	
	Mounds	3	3	3	
	Access	2	1		
	Aesthetics	1	3	2	
Community Centre	Signage	3		1	
	Playfields	3	1	1	
	Skatepark	3	3	8	Please finish next phase; needs more beginner level
	Access	4			
	Other Amenities	2	1		
Small Craft Harbour	Signage	4		4	New sign looks ridiculous, not appropriate, ruins view...in the wrong place

Table 11: Public Open House responses: Recreation Fields and Amenities



Figure 8: Public Open House board: Recreation Fields and Amenities

iii) Public Open House attendees were asked to rate Ucluelet’s Neighbourhood Parks and Indoor facilities. A summary of responses is shown in the table below.

Please Rate Ucluelet's Neighbourhood Parks and Indoor Facilities.					
Facility	Item	Satisfied	Indifferent	Not Satisfied	Comments
Ucluelet Community Centre (UCC)		4			slide would be good for waiting parents since we can't use the day care park
UCC Activity Rooms		4			
UCC Community Room		3			
UCC Kitchen		4			
UCC Fitness Studio		4		1	need workout area/weight room
UCC Main Hall		4			
UCC Youth Room		5			
UCC Stage		4			
Ucluelet Athletic Club Hall		3		2	
Seaplane Base Recreation Hall				8	want floor hockey, b-day parties, roller-skating; need to redefine use; possible site for rink/concrete floor with ice machine/metal framed building; integrate land to future seaplane base development;
Secondary School Gym		7			
Elementary School Gym		5	2		
Cedar Road Park	Signage			2	
	Site Furnishing (bleachers)	2		1	
	Access	1		1	
	Aesthetics			1	
Waterfront Park	Signage			3	where is this?
	Site Furnishing (bleachers)	1		3	
	Access			2	
	Aesthetics	2		2	
Local Playgrounds	Lions Club	1		5	
	Edna Bachelor Park	1		5	drainage a concern; two stone pillars, could they be removed?; swing wanted
	Seaplane Base Recreation Hall	2		4	

Table 12: Public Open House responses: Neighbourhood Parks and Indoor Facilities



Figure 9: Public Open House board: Neighbourhood Parks and Indoor Facilities

iv) Public Open House attendees were asked to answer questions regarding Ucluelet’s trails and walkways. A summary of responses is shown in the table below.

Please Answer the following questions regarding Ucluelet's trails and walkways.			
How often do you...	Often	Sometimes	Never
Use the Wild Pacific Trail?	15	1	
Walk on the Peninsula Road Multi-Use Trail?	2	3	2
Bike the Peninsula Road Multi-Use Trail?		3	3
Use the Neighbourhood Trail Connections?	2	7	
Walk to the Store?	6	6	1
Walk to work?	2	2	1
Walk to school?	5	2	1
Walk to the Village Square?	5	3	
Walk for Leisure/Exercise?	13		
Ride a bike for Leisure/Exercise?	8	2	3
Ride a bike to work?	5	2	1
Use a bike to get around?	8	3	2
Would you like to see...	Yes	No	Indifferent
More trails in Ucluelet?	7		

Table 13: Public Open House responses: Trails and Walkways



Figure 10: Public Open House board: Trails and Walkways

v) Public Open House attendees were asked to answer questions regarding Ucluelet’s Recreation and Cultural Programs. A summary of responses is shown in the table below.

Please indicate how satisfied you are with the Recreation and Cultural Programs in Ucluelet.						
Facility	Program	Satisfied	Indifferent	Not Satisfied	Comments	
Ucluelet	West Coast Soccer League	5				
	Preschool Programs	1				
	Children's Cooking Class	1		1		
	Children's Fitness Ball	1				
	Children's Soccer	2				
	Children's Purple Dragon	4				
	Children's Dance	2		1		
	Youth Programs	1				
	Arts Programs	1				
	Culinary Programs	1				
	Yoga Programs					
	Adult Fitness	2			2	Need Public Workout Space
	Drop In Volleyball	1				
	Drop In Soccer	1				
	Drop In Basketball					
Drop In Badminton	2					
Other	Swimming	1				
Special	Terry Fox Run	2				
	Halloween Howl	2	1	1		
	Breakfast with Santa	3				
	Harbour Lights Sail Past	3				
	Pacific Rim Whale Festival	5	1			
	Earth Week				1	more focus needed
	Canada Day	3	2			
Ukee Days	4	1			rides are too expensive; bring back go-carts; need more to do, like roller-coaster and more free events	

Table 14: Public Open House responses: Recreation and Cultural Programs

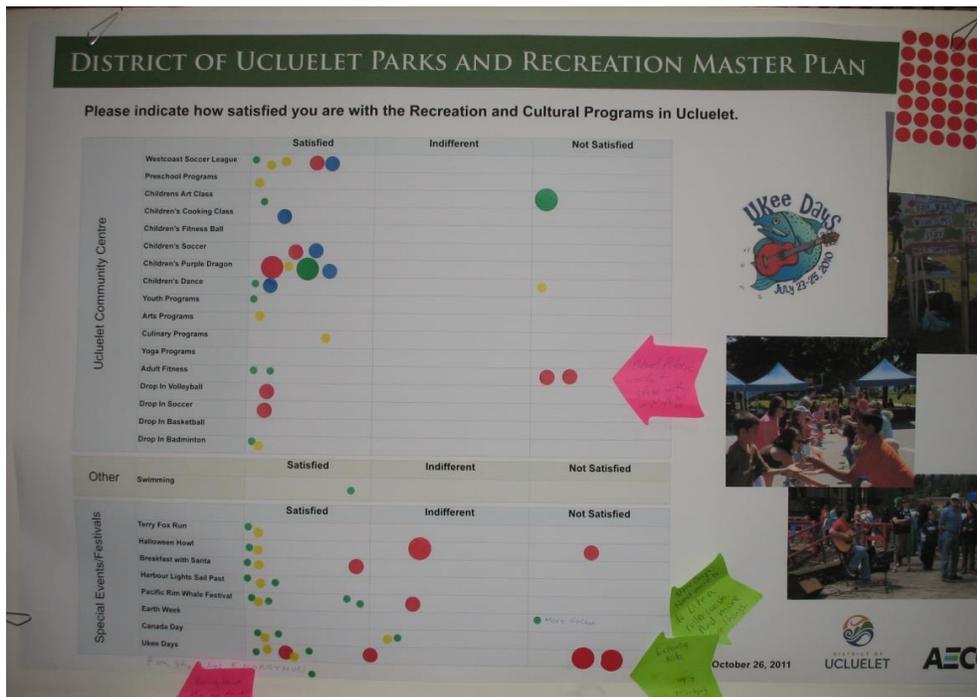


Figure 11: Public Open House board: Recreation and Cultural Programs

vi) Public Open House attendees were asked which potential parks and amenities they would like to see considered in the planning process. A summary of responses is shown in the table below.

Which potential parks or amenities would you like to see considered as part of the Recreation Master Plan Process?			
Parks	Interested	Indifferent	Not Interested
Inner Harbour Walkway	14		
Working coast/Wild coast Pedestrian Connections	4		
Village Square	9	1	
Japanese Community Memorial Park	8		
Hyphocus Summit Park and Perimeter Trail	3		2
Peninsula rd. Multi-Use Trail	2		
Community Gardens (George Fraser)	4	1	
Additional Neighbourhood Tot lots	3		
Viewpoints at end of Matterson Drive and Alder Street	5	1	
Development of other viewpoints along Coast	4		
Little Beach Historic Site	12		
Expansion of Boat Launch to include motor Boats)	8	1	2

Table 15: Public Open House responses: Potential Parks and Amenities

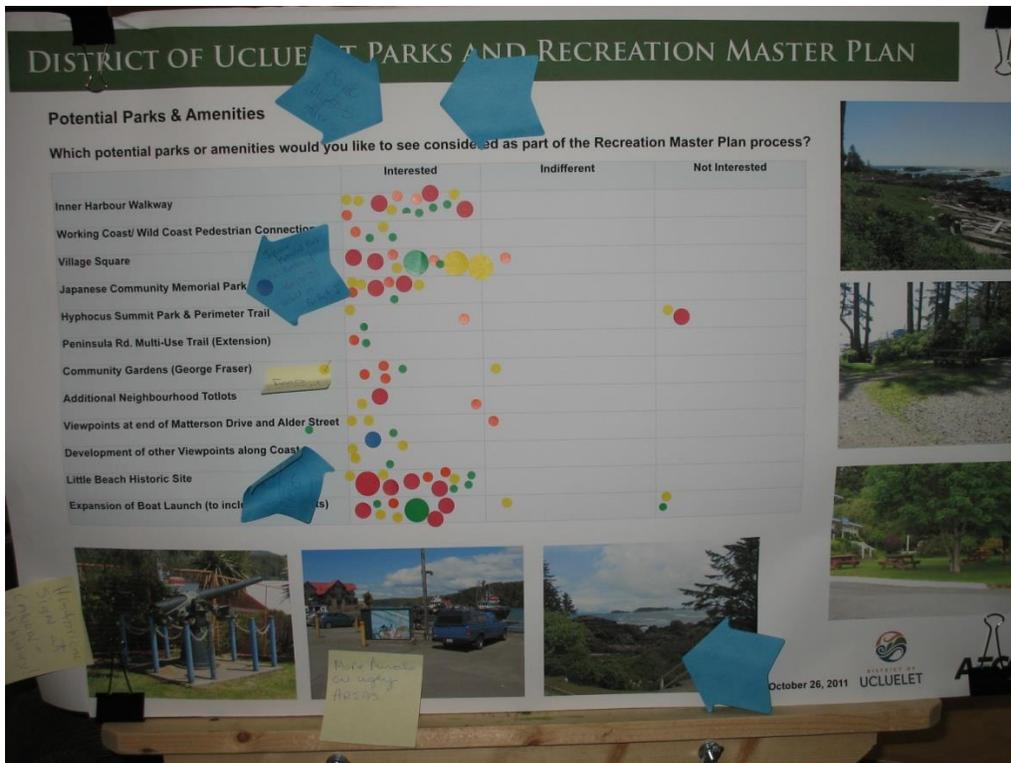


Figure 12: Public Open House board: Potential Parks and Amenities

vii) Public Open House attendees were asked to comment on a map showing opportunities and constraints for recreation in Ucluelet. A summary of responses is shown in the table below.

Please comment on the Opportunities and Constraints for recreation in Ucluelet:

Opportunities and Constraints:
Big Beach Trail- put it back, and put exercise stations on these
Community Centre Green Space- Continuous from District Building to new Aquarium
Ukee Museum-put it in the Wreckage
Steam Donkey (signage to be installed)
Rupert Rd Park - please replace (District owns but did not develop); add a merry-go-round
Village Square- main gathering place - needs stage; could be incremental
Spring Cove - access is needed
Access Points - cover public access from Amphitrite to trail going to beach and Pass of Melfort with Gravel so people know and identify all public access through District
Cedar Park - District of Ucluelet
Main Street - possible seating area between Crow's Nest and Flowers by Sandra
Boat Launch - will need parking during spots fishing season- parking at Rec area will conflict, move Ukee Days to USS

Table 16: Public Open House responses: Opportunities and Constraints

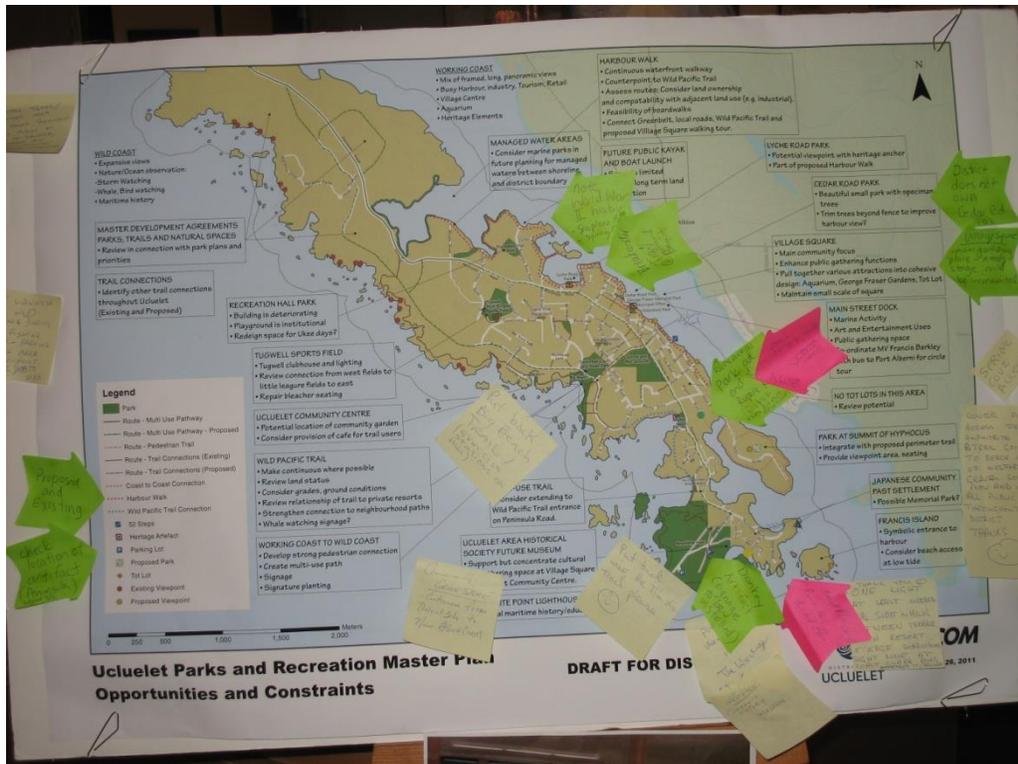


Figure 13: Public Open House board: Opportunities and Constraints Map

# Appendix B: Open House Activity and Program Matrices

October 2011 Parks and Recreation Commission Open House Activity and Program Matrices

DISTRICT OF UCLUELET PARKS AND RECREATION MASTER PLAN

Please rate Ucluelet's Community Fields & Recreation Amenities.

		Satisfied	Indifferent	Not Satisfied
Tugwell Field	Signage			
	Playfields			
	Site Furnishing			
	Access			
	Aesthetics			
Seaplane Base Field	Signage			
	Playfields			
	Site Furnishing			
	Access			
	Aesthetics			
BMX Track	Signage			
	BMX mounds			
	Access			
	Aesthetics			
Community Centre	Signage			
	Aesthetics			
	Skateboard			
	Access			
	Other Amenities			
Small Crafts Harbour	Signage			
	Aesthetics			








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Figure 14: Presentation Board 1: Community Fields and Recreation Amenities



Figure 15: Presentation Board 2: Nature Parks

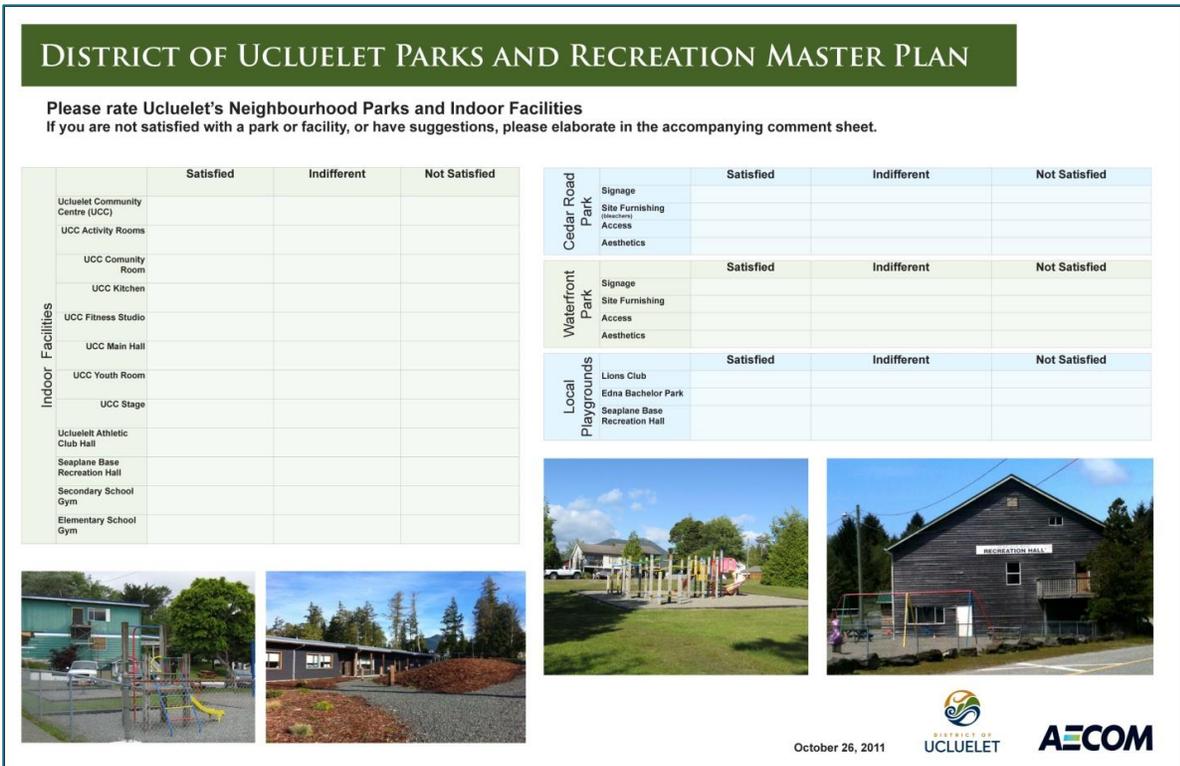


Figure 16. Presentation Board 3: Neighbourhood Parks and Indoor Facilities

## DISTRICT OF UCLUELET PARKS AND RECREATION MASTER PLAN

Please answer the following questions regarding Ucluelet's Trails and Walkways.

How Often Do You:

	Often	Sometimes	Never
Use the Wild Pacific Trail?			
Walk on the Peninsula Road Multi-Use Trail?			
Bike the Peninsula Road Multi-Use Trail?			
Use the Neighbourhood Trail Connections?			
Walk to the Store?			
Walk to work?			
Walk to school?			
Walk to the Village Square?			
Walk for Leisure/Exercise?			
Ride a bike for Leisure/Exercise?			
Ride a bike to work?			
Use a bike to get around?			

Would you like to see more trails in Ucluelet? If so please indicate where on the aerial map or comment sheet.

	Yes	No	Indifferent



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Figure 17. Presentation Board 4: Trails and Walkways

## DISTRICT OF UCLUELET PARKS AND RECREATION MASTER PLAN

Please indicate how satisfied you are with the Recreation and Cultural Programs in Ucluelet.

		Satisfied	Indifferent	Not Satisfied
Ucluelet Community Centre	Westcoast Soccer League			
	Preschool Programs			
	Childrens Art Class			
	Children's Cooking Class			
	Children's Fitness Ball			
	Children's Soccer			
	Children's Purple Dragon			
	Children's Dance			
	Youth Programs			
	Arts Programs			
	Culinary Programs			
	Yoga Programs			
	Adult Fitness			
	Drop In Volleyball			
	Drop In Soccer			
Drop In Basketball				
Drop In Badminton				
Other	Swimming			
Special Events/Festivals	Terry Fox Run			
	Halloween Howl			
	Breakfast with Santa			
	Harbour Lights Sail Past			
	Pacific Rim Whale Festival			
	Earth Week			
	Canada Day			
Ukee Days				



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Figure 18. Presentation Board 5: Recreation and Cultural Programs

## DISTRICT OF UCLUELET PARKS AND RECREATION MASTER PLAN

### Potential Parks & Amenities

Which potential parks or amenities would you like to see considered as part of the Recreation Master Plan process?

	Interested	Indifferent	Not Interested
Inner Harbour Walkway			
Working Coast/ Wild Coast Pedestrian Connection			
Village Square			
Japanese Community Memorial Park			
Hyphocus Summit Park & Perimeter Trail			
Peninsula Rd. Multi-Use Trail (Extension)			
Community Gardens (George Fraser)			
Additional Neighbourhood Totlots			
Viewpoints at end of Matterson Drive and Alder Street			
Development of other Viewpoints along Coast			
Little Beach Historic Site			
Expansion of Boat Launch (to include motor boats)			



Figure 19. Presentation Board 6: Potential Parks and Amenities

# Appendix C: Proposed Walking Tour

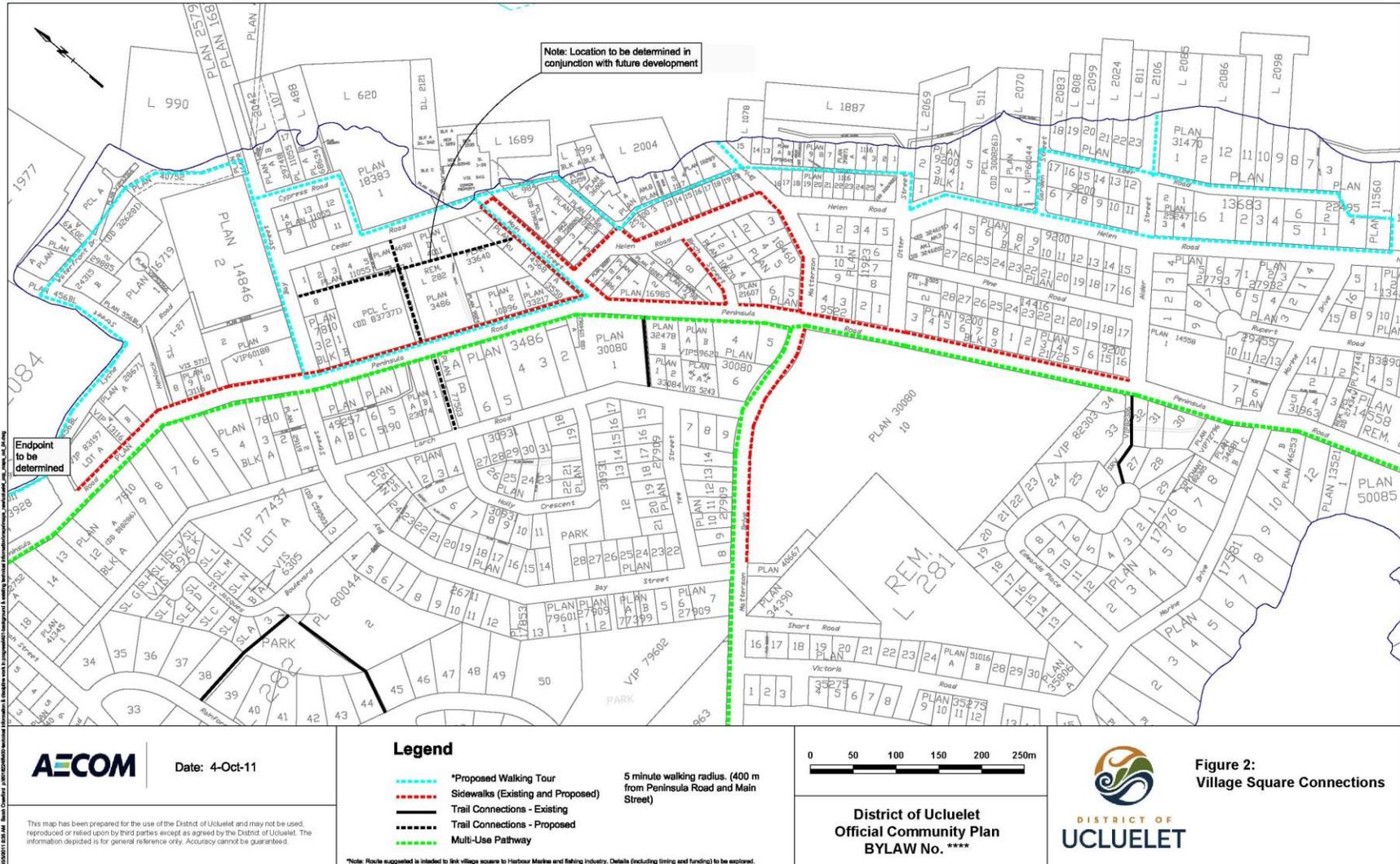


Figure 20: Proposed Walking Tour (District of Ucluelet Transportation Plan, Figure 2)